



APPLICATION ACCEPTED: July 19, 2017  
PLANNING COMMISSION: November 2, 2017  
BOARD OF SUPERVISORS: November 21, 2017 @ 3:30 p.m.

# County of Fairfax, Virginia

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October 19, 2017

## STAFF REPORT

APPLICATIONS SE 2017-SP-018 & 2232-S17-25

### SPRINGFIELD DISTRICT

**APPLICANT:** Cellco Partnership d/b/a Verizon Wireless

**STREET ADDRESS:** 4515 Stringfellow Road, Chantilly 20151

**ZONING DISTRICT:** R-3

**TAX MAP REFERENCE:** 45-3 ((1)) 10

**SITE AREA (COMPOUND):** 1,709 square feet

**SE CATEGORY:** Mobile and Land Based Telecommunication Facilities (Category 1; Sect. 9-104)

**PROPOSAL:** The applicant has filed for review by the Planning Commission to determine whether the proposed 90 foot tall telecommunication facility (monopole) and related ground equipment satisfy the criteria of location, character, and extent pursuant to §15.2-2232 of the Code of Virginia, and requests Special Exception approval to construct the proposed telecommunication facility on the property.

### STAFF RECOMMENDATION:

Staff recommends that the Planning Commission find that the facility proposed under 2232-S17-25 satisfies the criteria of location, character, and extent as specified in §15.2.2232 of the Code of Virginia, and therefore is substantially in accord with the provisions of the Comprehensive Plan.

Staff recommends approval of SE 2017-SP-018, subject to the proposed development conditions contained in Appendix 1.

*Jonathan Buono / Zachary Fountain*

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It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions agreed to by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

It should be noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

# Special Exception

SE 2017-SP-018



Applicant:

CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS

Accepted:

07/19/2017

Proposed:

TELECOMMUNICATIONS FACILITY

Area:

12.5 AC; DISTRICT - SPRINGFIELD

Zoning Dist Sect:

03-0304

Located:

4515 STRINGFELLOW ROAD, CHANTILLY, VA 20151

Zoning:

R- 3

Plan Area:

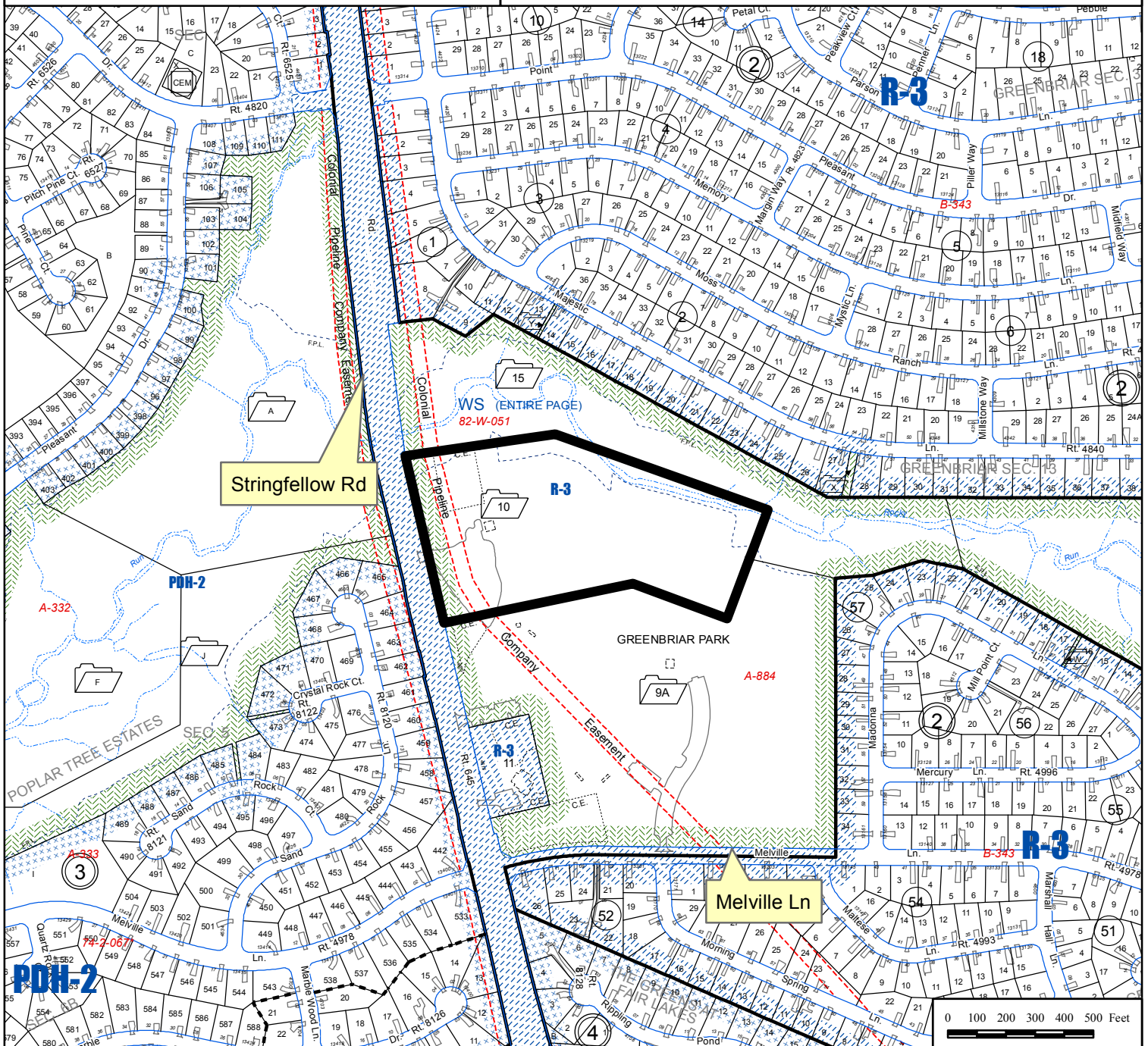
3,

Overlay Dist:

WS

Map Ref Num:

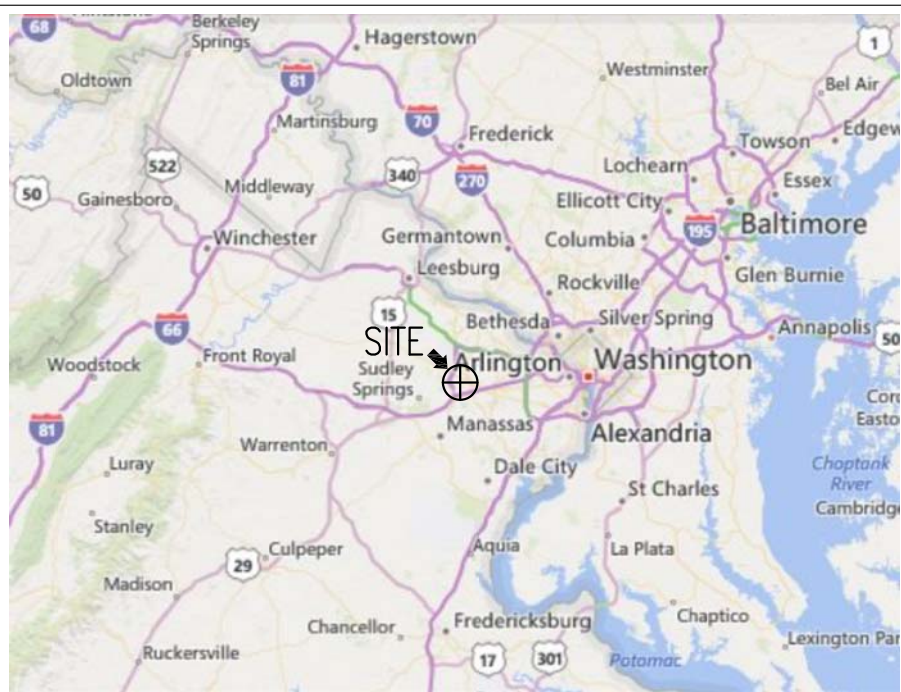
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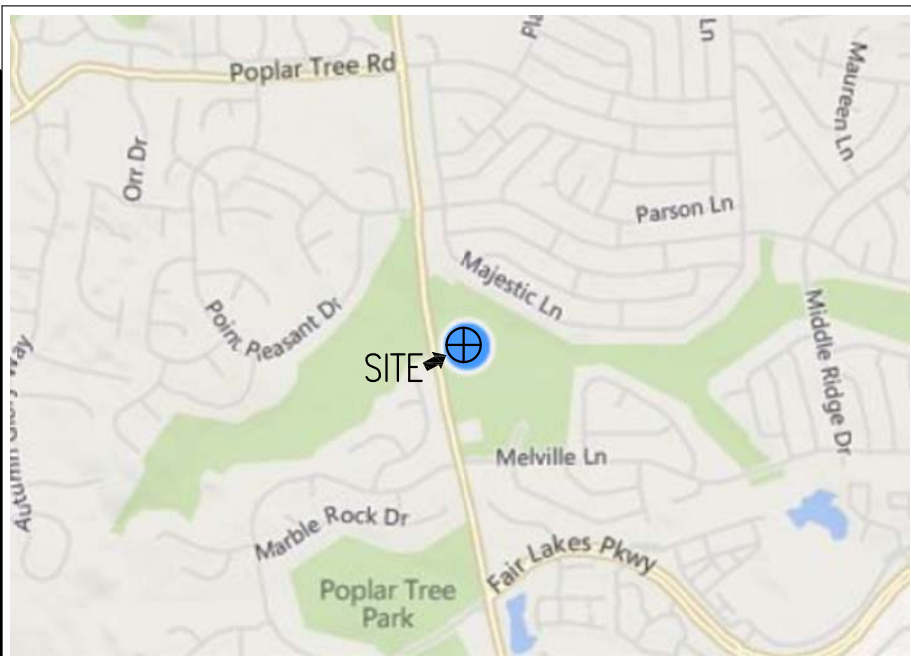
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SITE NAME:  
STRINGFELLOW



VICINITY MAP

SCALE: 1" = 30 MILES



LOCAL MAP

SCALE: 1" = 2000'



DIRECTIONS TO SITE:

TURN LEFT ONTO DORSEY RUN RD. TAKE RAMP LEFT FOR MD-32 W. AT EXIT 13B, TAKE RAMP LEFT FOR I-95 SOUTH. AT EXIT 27, TAKE RAMP RIGHT FOR I-495 WEST. AT EXIT 49, TAKE RAMP RIGHT FOR I-66 WEST. AT EXIT 55, TAKE RAMP RIGHT FOR VA-286 NORTH. TAKE RAMP RIGHT FOR VA-7700 TOWARD MONUMENT DRIVE. TURN LEFT ONTO FAIR LAKES PKWY. TURN RIGHT ONTO VA-645 / STRINGFELLOW RD. ARRIVE AT 4515 STRINGFELLOW RD, CHANTILLY, VA 20151

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PROJECT DESCRIPTION:

INSTALLATION OF AN EQUIPMENT SHELTER & ICEBRIDGE ON  
GROUND & CABLE TRENCH UNDER GROUND & ANTENNAS &  
OTHER SUPPORT EQUIPMENT ON A PROPOSED 90' MONOPOLE

DIG ALERT:

GC MUST CALL MARYLAND MISS UTILITY  
811 OR (800) 242-1776 FOR UNDERGROUND UTILITIES PRIOR TO DIGGING

EMERGENCY:

CALL 911

APPROVAL							
OWNER'S AGENT APPROVAL		SIGNATURE		PHONE NUMBER		DATE	
VERIZON WIRELESS CONSTRUCTION COORDINATOR		SIGNATURE		PHONE NUMBER		DATE	
VERIZON WIRELESS APPROVAL		SIGNATURE		PHONE NUMBER		DATE	
SET NO.	DESCRIPTION	BY	DATE	SET NO.	DESCRIPTION	BY	DATE
3	CLIENT COMMENTS	GMW	12/8/15	7	CLIENT COMMENTS	GMW	4/17/17
4	REVISED SITE LAYOUT AND TOWER LOCATION	GMW	6/20/16	8	CLIENT COMMENTS	SK	5/23/17
5	CLIENT COMMENTS	GMW	3/8/17	9	COMMENTS	JG	7/06/17
6	UTILITY ROUTING	GMW	3/24/17	10	COMMENTS	GMW	10/2/17

ARCHITECTURAL AND ENGINEERING FIRM:

BC ARCHITECTS ENGINEERS, PLC  
5661 COLUMBIA PIKE, SUITE 200  
FALLS CHURCH, VA 22041-2868

TEL: (703) 671-6000  
FAX: (703) 671-6300

CONTACT: BRIAN QUINN

STRUCTURAL ENGINEER:

BC ARCHITECTS ENGINEERS, PLC  
5661 COLUMBIA PIKE, SUITE 200  
FALLS CHURCH, VA 22041-2868

TEL: (703) 671-6000  
FAX: (703) 671-6300

CONTACT: CHRIS MORIN

SURVEYOR:

HALDER SURVEYS P.C.  
10400 CHESTER ROAD  
CHESTER, VA. 23831

TEL: (804) 748-8707

CONTACT: RONALD L. LANG

UTILITIES:

POWER COMPANY:

COMPANY NAME: DOMINION VIRGINIA POWER  
CONTACT: CUSTOMER SERVICE  
TEL: (866) 366-4357  
FAX: -

TELEPHONE COMPANY:

COMPANY NAME: VERIZON  
CONTACT: CUSTOMER SERVICE  
TEL: (800) 483-5000  
FAX: -

CONSULTING TEAM

SITE NAME:

STRINGFELLOW

TOWER OWNER:

VERIZON WIRELESS  
7600 MONTPELIER RD  
LAUREL, MD 20723

SITE ADDRESS:

4515 STRINGFELLOW RD  
CHANTILLY, VA 20151

APPLICANT BUILDING INFO:

VERIZON WIRELESS  
7600 MONTPELIER RD  
LAUREL, MD 20723

CONTACT: GINGER BEAUDOIN  
TEL: (703) 728-1356

PROJECT DESCRIPTION:

INSTALLATION OF AN EQUIPMENT SHELTER & ICEBRIDGE ON  
GROUND & ANTENNAS & OTHER SUPPORT EQUIPMENT ON  
A PROPOSED 90' MONOPOLE

ADA COMPLIANCE:

FACILITY IS UNMANNED AND NOT  
FOR HUMAN HABITATION

PROJECT DATA:

TAX PARCEL #: 0453 01 0010  
JURISDICTION: FAIRFAX COUNTY  
LEASE AREA: 11'-6"x16'

GEOGRAPHIC COORDINATES:

LATITUDE: 38° 52' 02.800" N  
LONGITUDE: 77° 24' 21.916" W  
GROUND ELEVATION: 344.0'±

CODE COMPLIANCE

VIRGINIA UNIFORM STATEWIDE BUILDING CODE (USBC) (IBC) 2012  
NATIONAL ELECTRIC CODE (NEC) 2011

PROJECT SUMMARY

SHEET NUMBER:

DESCRIPTION:

T-1	TITLE SHEET, VICINITY MAP AND GENERAL INFORMATION
A-0	EXISTING SITE PLAN
A-0A	EXISTING SITE AERIAL
A-1	COMPOUND LAYOUT & TOWER ELEVATION
A-2	SHELTER LAYOUT & ELEVATIONS
A-3	ANTENNA DETAILS
A-4	GENERATOR DETAILS
A-5	BULK PLANE ELEVATIONS EAST & WEST
A-6	BULK PLANE ELEVATIONS NORTH & SOUTH
A-7	ZONING AND SOILS MAP
A-8	FENCE DETAILS
A-9	SILT FENCE & TREE PROTECTION DETAILS

SHEET INDEX

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LAUREL, MD 20723  
TEL: (310) 512-2459

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THEY ARE PREPARED. REUSE, REPRODUCTION OR  
PUBLICATION BY ANY METHOD, IN WHOLE OR IN  
PART, IS PROHIBITED EXCEPT BY WRITTEN  
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THESE PLANS AND/OR SPECIFICATIONS SHALL  
REMAIN WITH VERIZON WIRELESS WITHOUT  
PREJUDICE AND VISUAL CONTACT WITH THEM  
SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF  
ACCEPTANCE OF THESE RESTRICTIONS.

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SHEET REVISION

NO.	DESCRIPTION	BY	DATE
1	SITE LAYOUT	GMW	6/20/16
2	SITE PLAN	GMW	3/9/17
3	UTILITY ROUTING	GMW	3/24/17
4	COMMENTS	GMW	4/17/17
5	COMMENTS	SK	6/13/17
6	COMMENTS	JG	7/06/17
7	COMMENTS	GMW	10/2/17

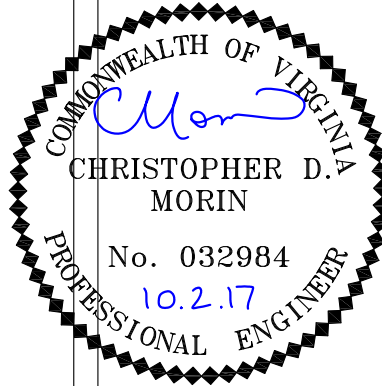
SITE NAME:

STRINGFELLOW

SITE ADDRESS:

4515 STRINGFELLOW RD  
CHANTILLY, VA 20151

STAMP HERE:



DRAWN BY:	GMW
CHECKED BY:	CDM
DATE DRAWN:	11-24-15
SUBMISSION:	SITE PLAN

SHEET TITLE:


TITLE SHEET,  
VICINITY MAP  
AND GENERAL  
INFORMATION

SHEET NUMBER:	REV. #
T-1	10



10-02-17 GWOLO 10:39:40 Y:/Drawings - 2014/Verizon Wireless/BAWA/Stringfellow/\_Zoning (2232) - 2017-10-02 - Rev 10/A0.dwg

## LEGEND

NEW FENCE	—●—x—x—x—x—x—●—
EXIST. FENCE	—x—x—x—x—x—x—
SETBACK	— — — — — — —
EASEMENT	— — — — — — —
LEASE	— — — — — — —
PROPERTY LINE	— — — — — — —
EXIST. CONTOUR	— — — — — — —
NEW CONTOUR	— — — — — — —
TYP. BUILDING	
TYP. ROAD	— — — — — — —

## SITE PLAN NOTES

1. THERE ARE NO IMPROVEMENTS TO THE PUBLIC RIGHTS OF WAY.
2. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
3. A NORTHERN PORTION OF THE PROPERTY IS IN FLOODPLAIN ZONE A.
4. A NORTHERN PORTION OF THE PROPERTY IS IN A RPA..
5. THERE ARE NO GRAVES, OBJECTS OR STRUCTURES MARKING A PLACE OF BURIAL ON THE PROPERTY PER THE FAIRFAX COUNTY CEMETERY MAP.
6. THERE ARE NO KNOWN TRAILS ON TO THE SUBJECT PROPERTY.
7. THERE IS AN EXISTING STORM WATER MANAGEMENT FACILITY. THERE ARE NO PERMANENT PROPOSED STORM WATER MANAGEMENT FACILITIES FOR THIS PROJECT. TEMPORARY SILT FENCE WILL BE INSTALLED AT THE DOWN HILL SIDES OF THE PROPOSED COMPOUND.
8. NO EXISTING TREES WILL BE REMOVED FOR CONSTRUCTION PURPOSES.
9. THERE ARE NO PROPOSED SIGNS FOR THIS PROJECT.
10. OTHER THAN DEPICTED, THERE ARE NO KNOWN UTILITY EASEMENTS OR MAJOR UNDERGROUND EASEMENTS.

## ORDINANCE DATA

PARCEL DATA	
MAP#:	0453 01 0010
PROPERTY OWNER:	PARK AUTHORITY FAIRFAX COUNTY
ZONING DESCRIPTION:	R-3
DISTRICT NAME:	SPRINGFIELD DISTRICT #10
AREA OF PARENT PARCEL	544,687 SF
AREA OF DISTURBANCE	1,973 SF
AREA OF EXISTING STRUCTURES	1,112 SF
AREA OF PROPOSED STRUCTURES	195 SF

## BUILDING DATA

MAXIMUM BUILDING HEIGHT:	60 FT.
YEAR BUILT:	1969
TOTAL EXISTING GROSS BUILDING FLOOR AREA:	1,112 SF
TOTAL PROPOSED VERIZON AREA:	195 SF
TOTAL AREA:	1,307 SF
MAXIMUM FLOOR AREA RATIO FOR PUBLIC USE:	(SECTION 3-307)
TOTAL FLOOR AREA RATIO:	0.17

## SETBACKS

FRONT: CONTROLLED BY A 40° ANGLE OF BULK PLANE, BUT NOT LESS THAN 30 FEET  
SIDE: CONTROLLED BY A 35° ANGLE OF BULK PLANE, BUT NOT LESS THAN 10 FEET  
REAR: CONTROLLED BY A 35° ANGLE OF BULK PLANE, BUT NOT LESS THAN 25 FEET

NORTH PROPERTY LINE TO TELECOMMUNICATIONS ANTENNAS =	232.38'
EAST PROPERTY LINE TO TELECOMMUNICATIONS ANTENNAS =	898.00'
SOUTH PROPERTY LINE TO TELECOMMUNICATIONS ANTENNAS =	338.19'
WEST PROPERTY LINE TO TELECOMMUNICATIONS ANTENNAS =	208.75'

NORTH PROPERTY LINE TO TELECOMMUNICATIONS EQUIPMENT =	241.88'
EAST PROPERTY LINE TO TELECOMMUNICATIONS EQUIPMENT =	874.00'
SOUTH PROPERTY LINE TO TELECOMMUNICATIONS EQUIPMENT =	311.19'
WEST PROPERTY LINE TO TELECOMMUNICATIONS EQUIPMENT =	208.63'

## PARKING TABULATION:

EXISTING PARKING LOTS:	1
EXISTING PARKING SPACES:	120±
PROPOSED PARKING SPACES:	0
TOTAL PARKING SPACES:	120±

NOTE: THE TELECOMMUNICATIONS FACILITY GENERATES APPROXIMATELY (1) TRIP PER MONTH PER CARRIER; NO DEDICATED PARKING IS REQUIRED.

## FLOOD\_ZONE

MAP # 51059C0235E - SEPTEMBER 17, 2010  
THIS PROJECT IS NOT LOCATED IN A FLOOD PLAIN (ZONE X) BUT A NORTHERN PORTION OF THE PROPERTY IS IN (ZONE A)

## STRUCTURAL COMPONENTS ANALYSIS

REFER TO THE STRUCTURAL ANALYSIS REPORT  
THE EQUIPMENT, ANTENNAS, MOUNTING SYSTEMS AND ALL ASSOCIATED COMPONENTS HAVE BEEN ANALYZED IN ACCORDANCE WITH THE TIA-222-G STANDARD AND VIRGINIA USBC (2009 IBC) BASED UPON A WIND SPEED OF 90MPH, 3 SECOND GUST

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## SHEET REVISION

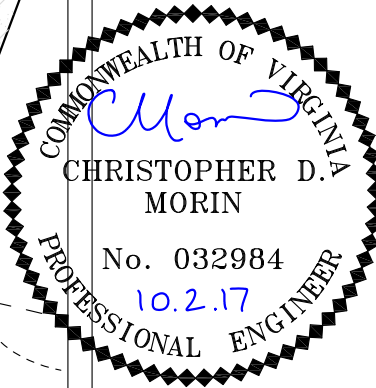
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1	SITE LAYOUT	GMW	6/20/16
2	SITE PLAN	GMW	3/9/17
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4	COMMENTS	GMW	4/17/17
5	COMMENTS	SK	6/13/17
6	COMMENTS	JK	7/06/17
7	COMMENTS	GMW	10/2/17

## SITE NAME:

STRINGFELLOW

SITE ADDRESS:  
4515 STRINGFELLOW RD  
CHANTILLY, VA 20151

## STAMP HERE:

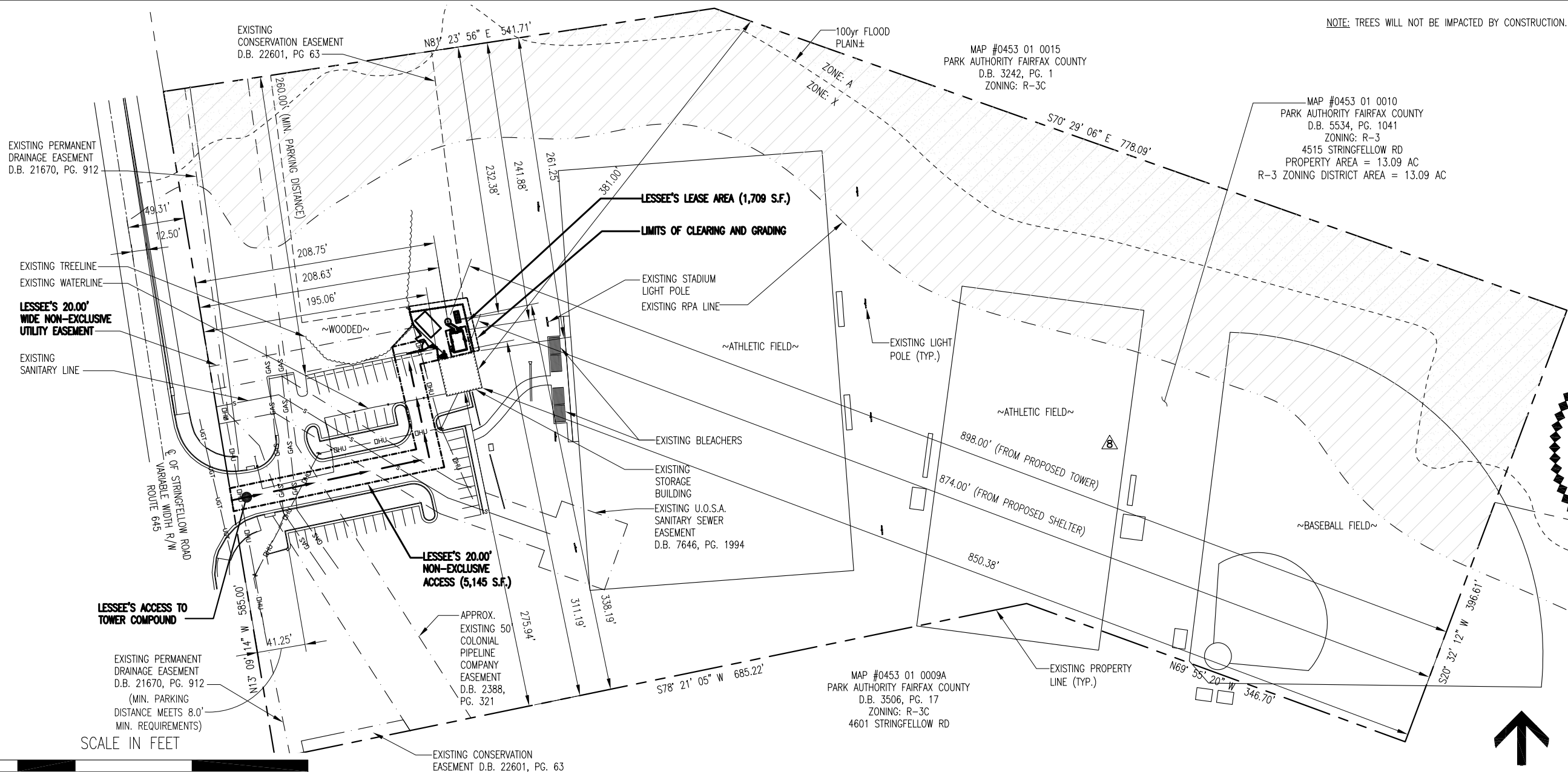


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SUBMISSION:	SITE PLAN

## SHEET TITLE:

EXISTING  
SITE PLAN

SHEET NUMBER:	REV. #
A-0	10





10-02-17 GWOLO 14:51:54 Y:/Drawings - 2014/Verizon Wireless/BAWA/Stringfellow/\_Zoning (2232) - 2017-10-02 - Rev 10/AOA.dwg



1"=100'

EXISTING SITE AERIAL



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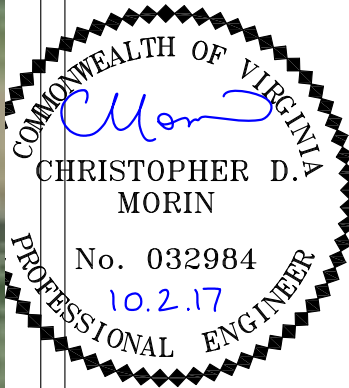
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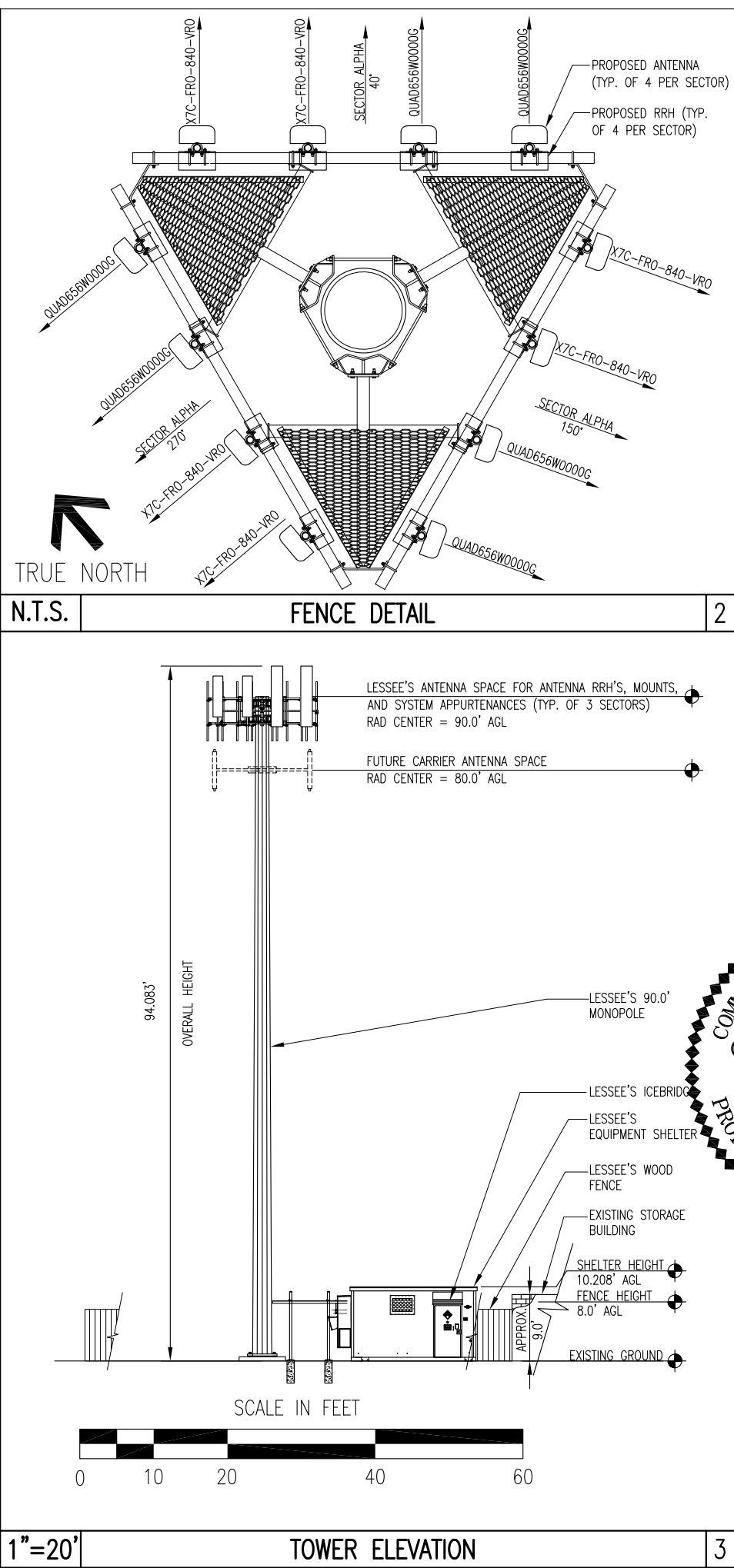
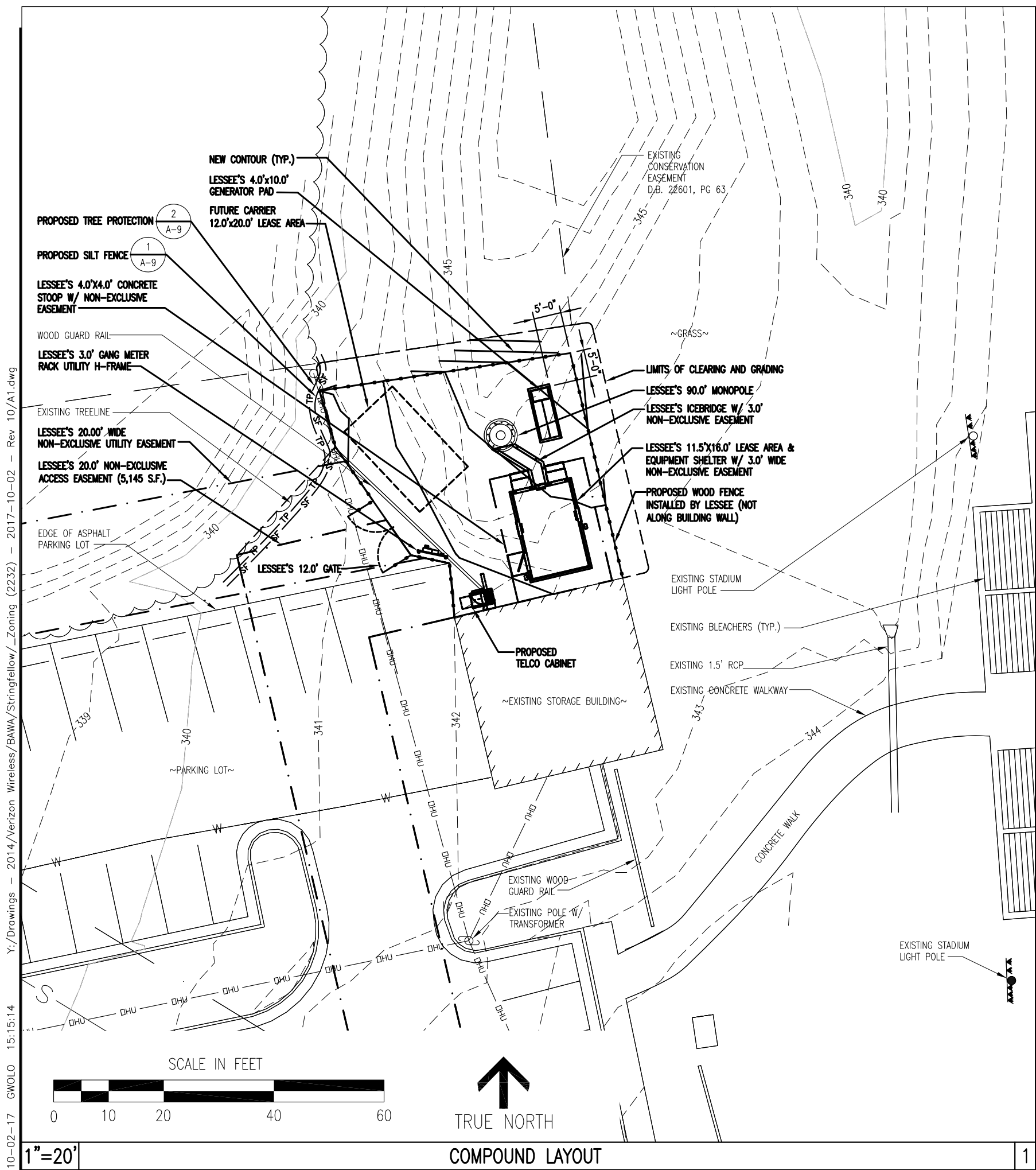
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SITE AERIAL**

SHEET NUMBER:	REV. #
<b>A-0A</b>	<b>10</b>

1



10-02-17 GWOLO 15:15:14 Y:/Drawings - 2014/Verizon Wireless/BAWA/Stringfellow/\_Zoning (2232) - 2017-10-02 - Rev 10/A1.dwg



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STAMP HERE:

**CHRISTOPHER D. MORIN**  
**No. 032984**  
**10.2.17**  
**PROFESSIONAL ENGINEER**

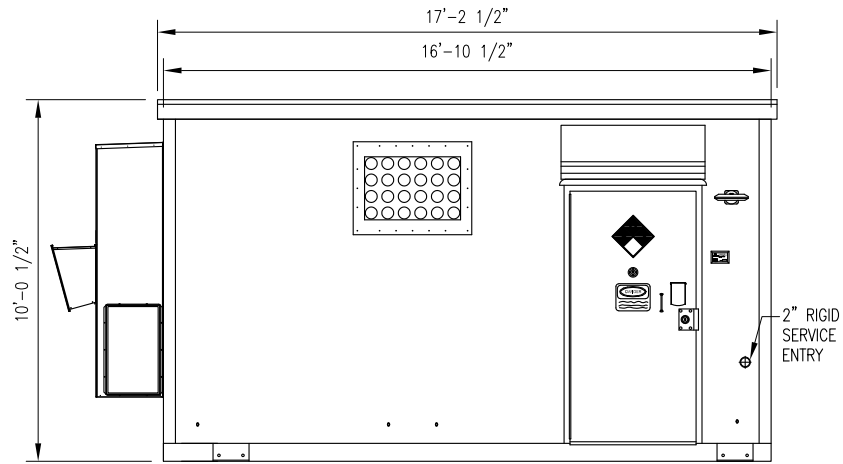
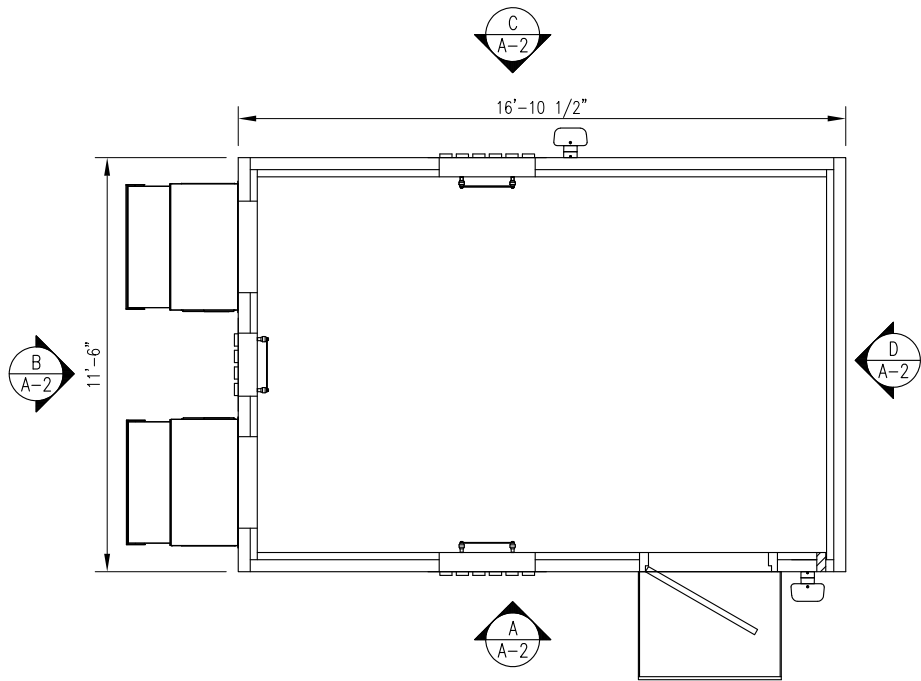
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CHECKED BY:	CDM
DATE DRAWN:	11-24-15
SUBMISSION:	SITE PLAN

SHEET TITLE:  
**COMPOUND LAYOUT & TOWER ELEVATION**

SHEET NUMBER:	REV. #
<b>A-1</b>	<b>10</b>



06-17-16 GWOLO 14:13:21 Y:/Drawings - 2014/Verizon Wireless/BAWA/Stringfellow/\_Zoning (2232) - 2016-06-17 - Rev 4/A2.dwg



N.T.S.

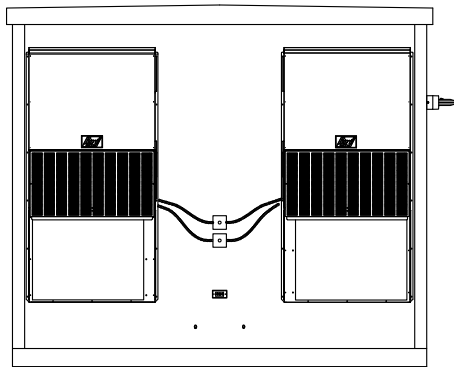
VERIZON SHELTER PLAN (MODEL NO. VZ12.16-1MC-FB)

1

N.T.S.

ELEVATION

A



N.T.S.

ELEVATION

B

N.T.S.

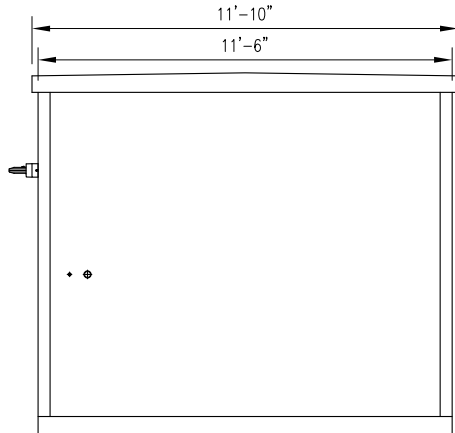
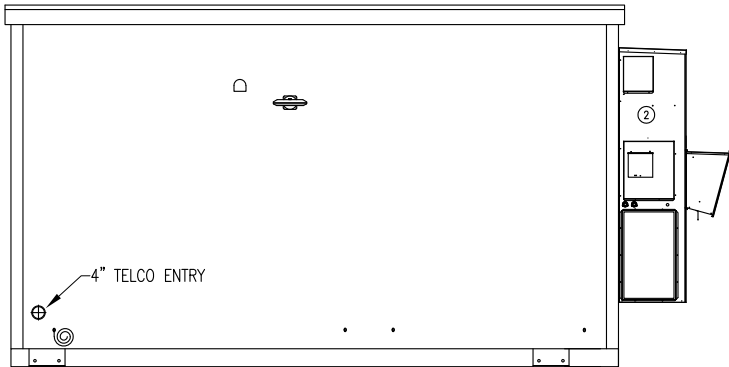
ELEVATION

C

N.T.S.

ELEVATION

D



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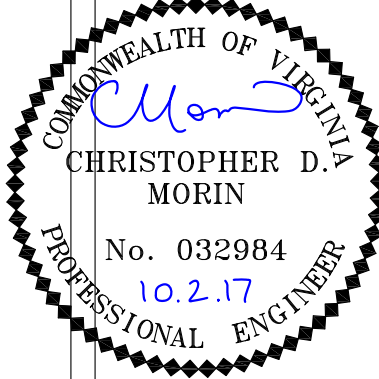
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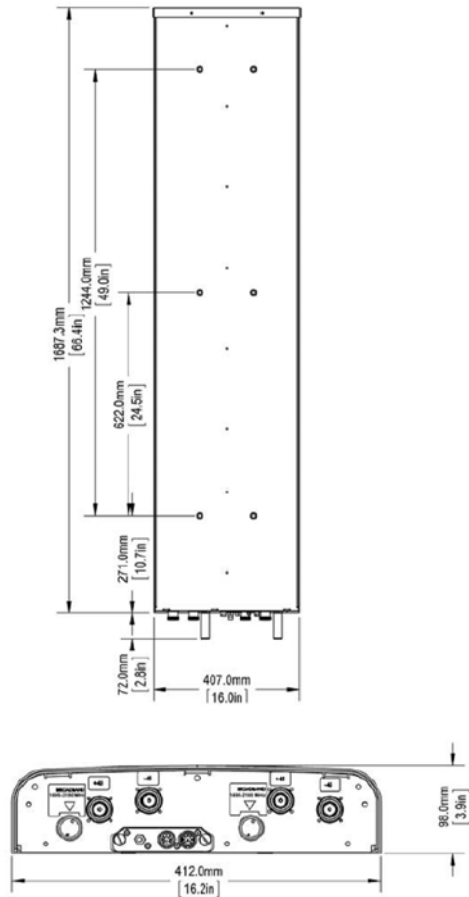
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SUBMISSION:	SITE PLAN

SHEET TITLE:

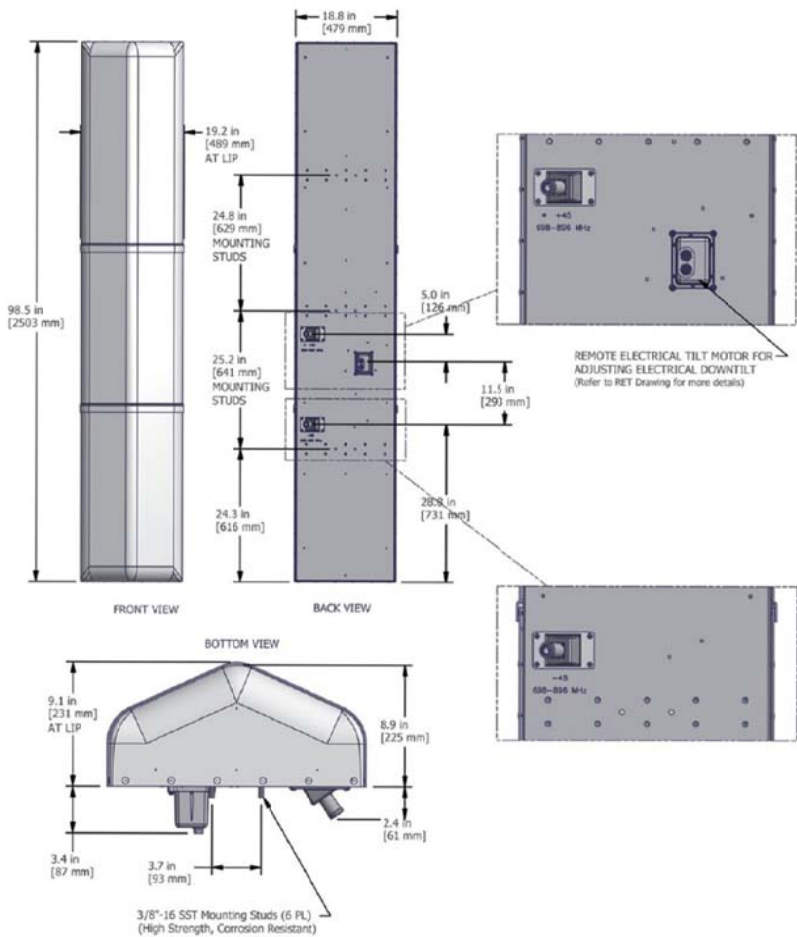
**SHELTER LAYOUT  
AND ELEVATIONS**

SHEET NUMBER: REV. #

**A-2 10**



Electrical Characteristics		(2x) 1695-2180 MHz		
Frequency Bands		1695-1880 MHz	1850-1990 MHz	1900-2180 MHz
Polarization		(2x) ±45° (Quad-Pol)		
Horizontal Beamwidth		48°	44°	40°
Vertical Beamwidth		6.5°	6.0°	5.5°
Gain		19.0 dBi	19.0 dBi	20.0 dBi
Electrical Down tilt		0-8°		
Impedance		50Ω		
VSWR		< 1.5:1		
Upper Sidelobe Suppression		18 dB		
Front-to-Back Ratio (±15° from 180°)		> 30 dB		
Inter-port Isolation	at 0°	> 25 dB		
	all other tilts	> 28 dB		
IM3 (2x20W carrier)		< -153 dBc		
Input Power		(4x) 300 W		
Total Number of Connectors		Antennas has 4 connectors located at the bottom		
Connectors Per Band	1695-2180 MHz	(2x) 7/16-DIN Female		
	1695-2180 MHz	(2x) 7/16-DIN Female		
Diplexed		No		
Lightning Protection		Direct Ground		
Operating Temperature		-40° to +60° C (-40° to +140° F)		
Mechanical Characteristics				
Dimensions (Length x Width x Depth)		1687 x 407 x 98 mm	66.4 x 16.0 x 3.9 in	
Weight without Mounting Brackets: MET		20.0 kg	44.1 lbs	
Weight without Mounting Brackets: RET		20.3 kg	44.8 lbs	
Survival Wind Speed		201 km/hr	125 mph	
Wind Loads (160 km/hr or 100 mph)	Front	838 N	189 lbf	
	Side	191 N	43 lbf	



#### ELECTRICAL SPECIFICATIONS

Frequency Band, MHz	698-824	824-896
Horizontal Beamwidth, 3dB points	43°	37°
Gain, dBi	18.2	18.9
Vertical Beamwidth, 3dB points	9.3°	8.4°
Front-to-Back at 180°, dB	25	25
Upper Sidelobe Suppression, Typical, dB	-18	-18
Polarization	+/-45°	
Electrical Downtilt	0-6° or 4-10°	
VSWR/Return Loss, dB, Maximum	1.5:1/-14.0	
Isolation Between Ports, dB, Minimum	>28	
Intermodulation (2x20w), IM3, dBc	-150	
Impedance, ohms	50	
Maximum Power Per Connector, CW (w)	500	

#### MECHANICAL SPECIFICATIONS

Dimensions, Length/Width/Depth	98.5/18.8/9.1 in (2503/479/231.1 mm)
Connector (Quantity) Type	(2) 7-16 DIN Female
Connector Torque	220-265 lbf-in (23-30 N-m)
Connector Location	Back
Antenna Weight	58 lbs (26.3 kg)
Bracket Weight	18.2 lbs (8.3 kg)
Standard Bracket Kit	P/N 919032 ( Included )
Mechanical Downtilt Range	0°-6°
Radome Material	High Strength Luran, UV Stabilized, ASTM D1925
Wind Survival	135 mph (217.3 km/h)
Front Wind Load	360.6 lbf (1604.2N) @100mph
Equivalent Flat Plate	7.20 sq-ft (c=2) @ 100mph

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FAX: (703) 671-6300

#### SHEET REVISION

NO.	DESCRIPTION	BY	DATE
1	SITE LAYOUT	GMW	6/20/16
2	SITE PLAN	GMW	3/9/17
3	UTILITY ROUTING	GMW	3/24/17
4	COMMENTS	GMW	4/17/17
5	COMMENTS	SK	6/13/17
6	COMMENTS	JC	7/06/17
7	COMMENTS	GMW	10/2/17

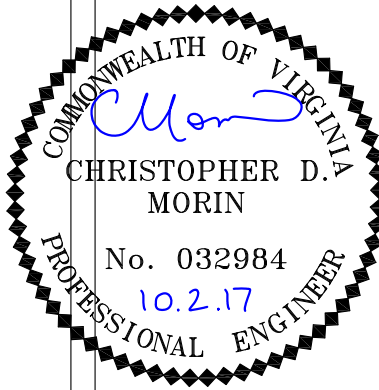
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**STRINGFELLOW**

SITE ADDRESS:

**4515 STRINGFELLOW RD  
CHANTILLY, VA 20151**

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DRAWN BY:	GMW
CHECKED BY:	CDM
DATE DRAWN:	11-24-15
SUBMISSION:	SITE PLAN

SHEET TITLE:

**ANTENNA  
DETAILS**

SHEET NUMBER: REV. #

**A-3**

**10**

N.T.S.

QUAD456W0000G ANTENNA SPECS

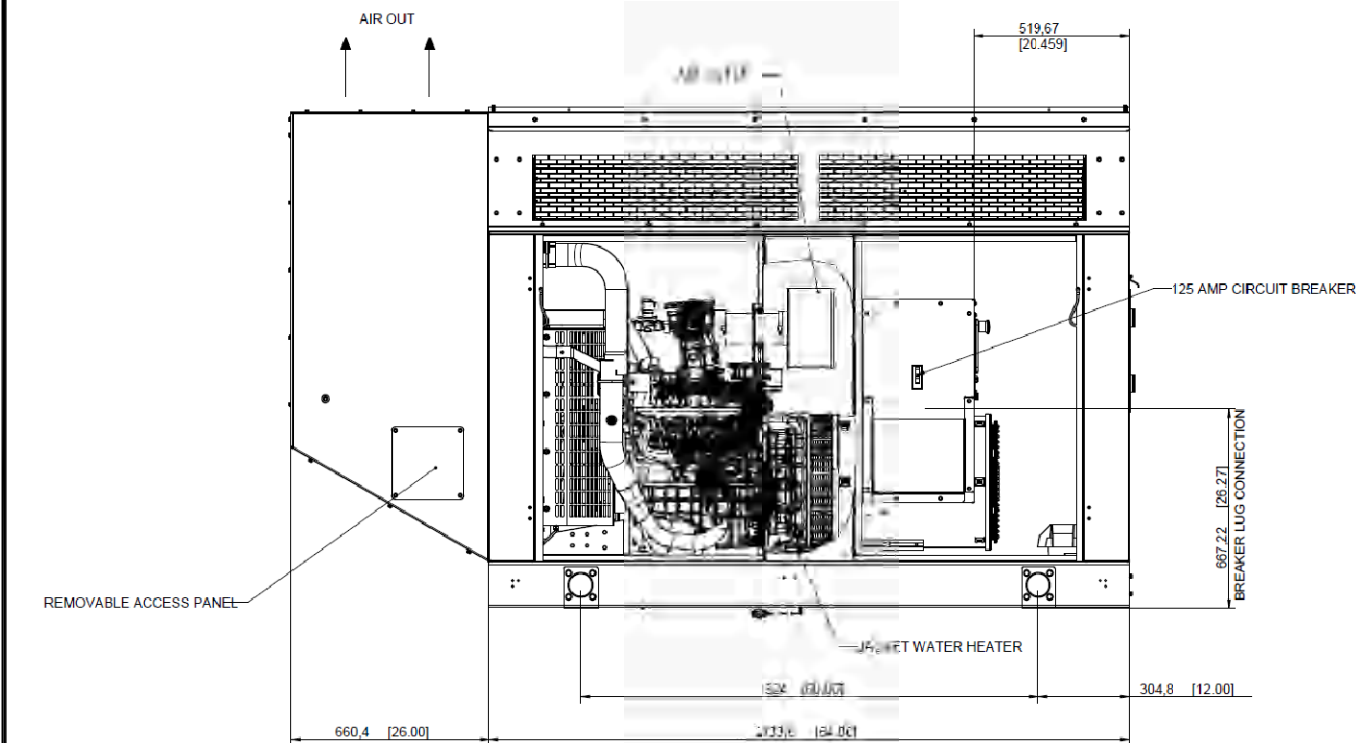
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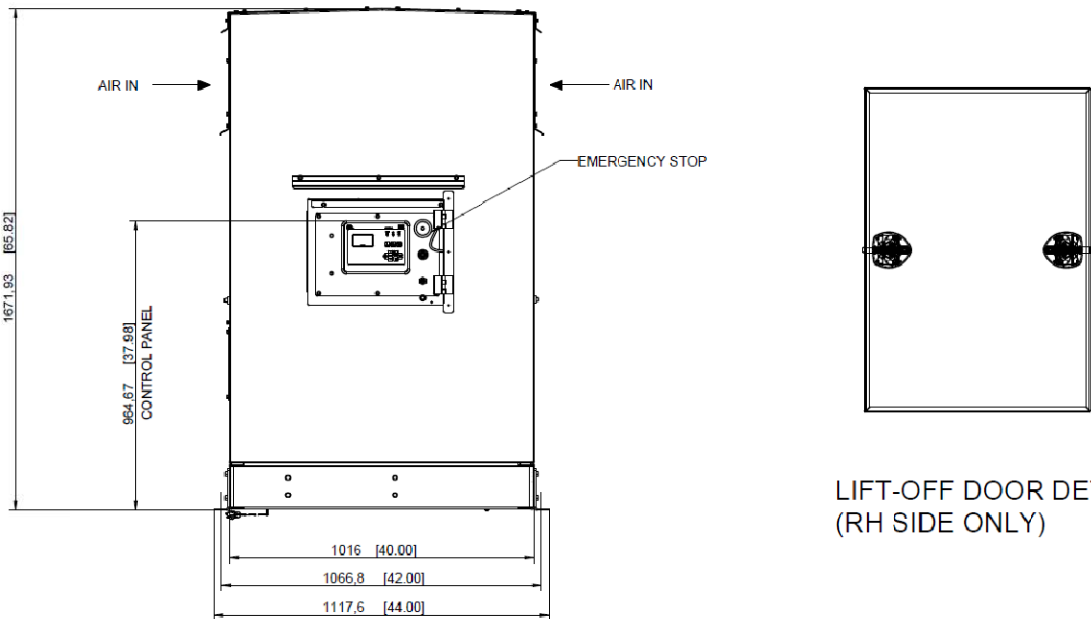
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2

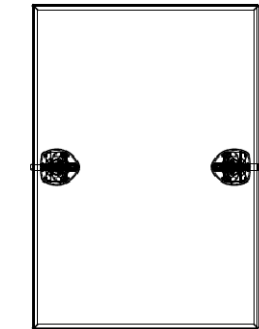
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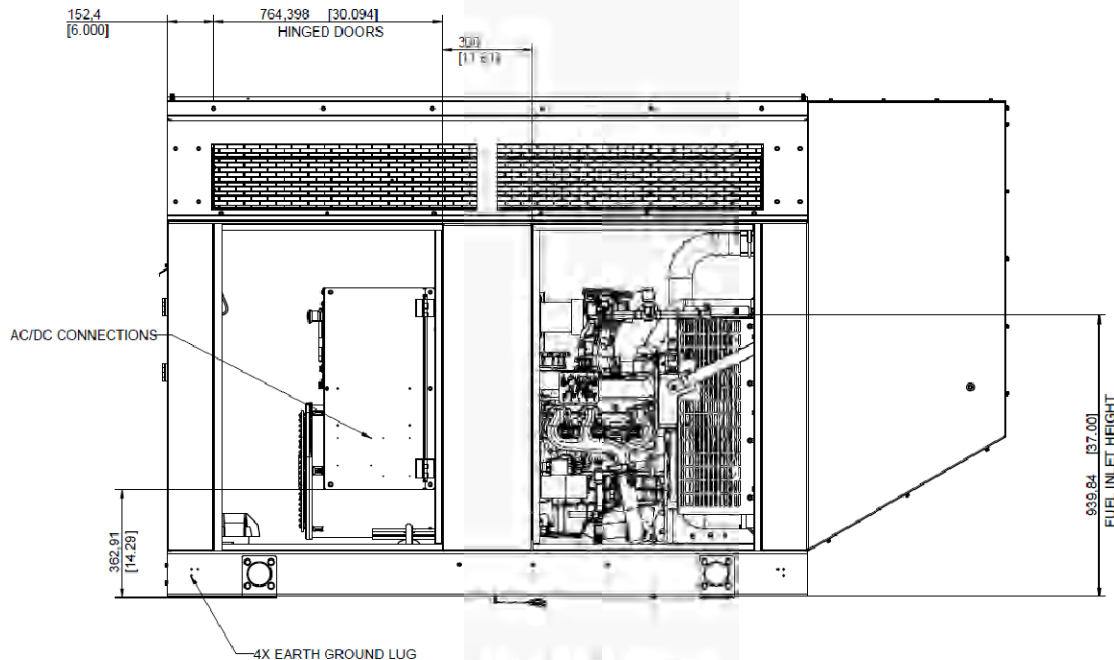
LEFT SIDE VIEW



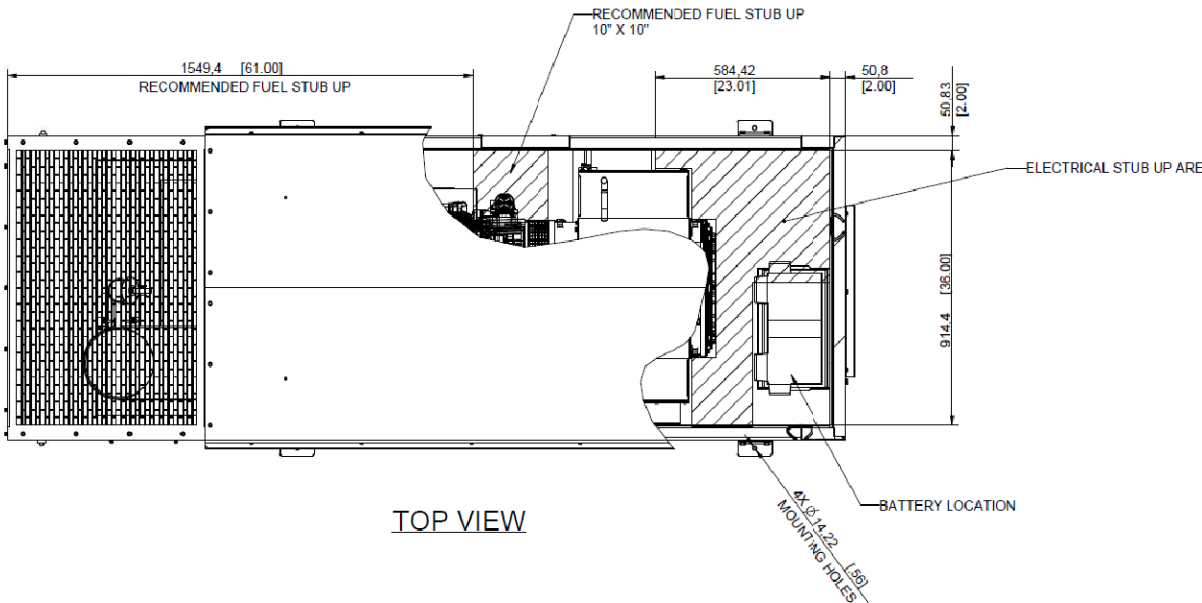
BACK VIEW



LIFT-OFF DOOR DETAIL  
(RH SIDE ONLY)



RIGHT SIDE VIEW



TOP VIEW

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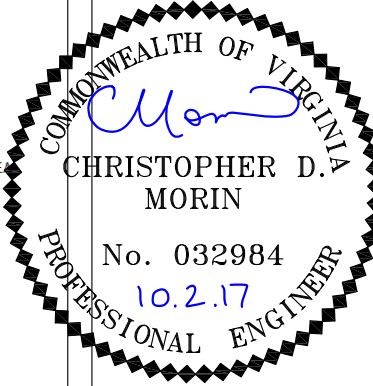
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SHEET REVISION			
NO.	DESCRIPTION	BY	DATE
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4	COMMENTS	GMW	4/17/17
5	COMMENTS	SK	6/13/17
6	COMMENTS	JC	7/06/17
7	COMMENTS	GMW	10/2/17

SITE NAME:  
**STRINGFELLOW**

SITE ADDRESS:  
4515 STRINGFELLOW RD  
CHANTILLY, VA 20151

STAMP HERE:



DRAWN BY:	GMW
CHECKED BY:	CDM
DATE DRAWN:	11-24-15
SUBMISSION:	SITE PLAN

SHEET TITLE:

**GENERATOR  
DETAILS**

SHEET NUMBER: REV. #

**A-4 10**

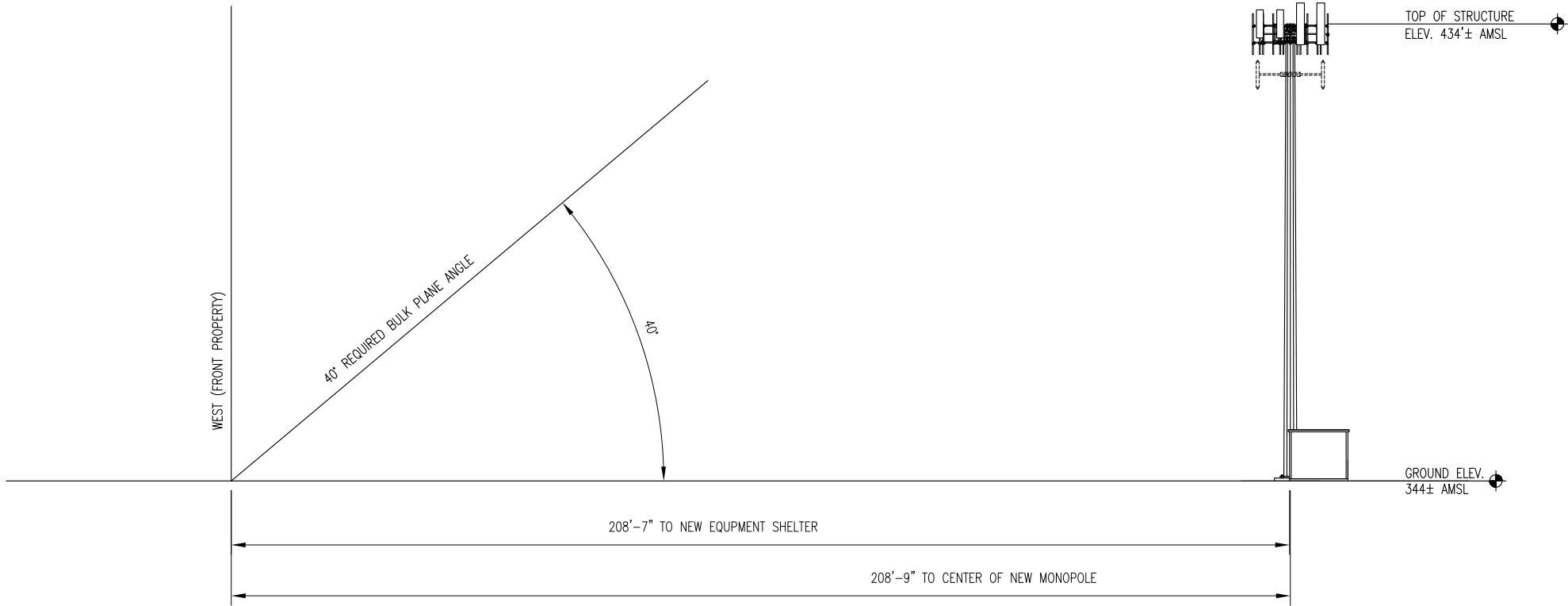
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GENERATOR DETAILS

1



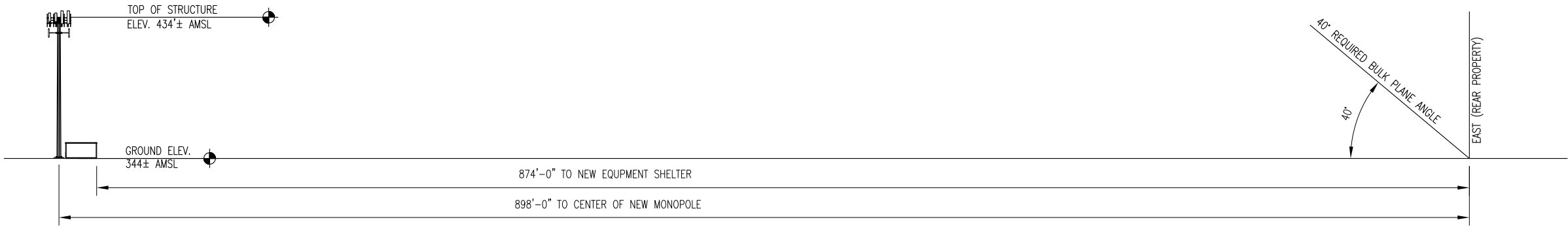
03-22-17 GWOLO 14:46:04 Y:/Drawings - 2014/Verizon Wireless/BAWA/Stringfellow/\_Zoning (2232) - 2017-03-21 - Rev 6/A5.dwg



1"=30'

BULK PLANE ELEVATION (WEST PROPERTY LINE)

1



1"=80'

BULK PLANE ELEVATION (EAST PROPERTY LINE)

2

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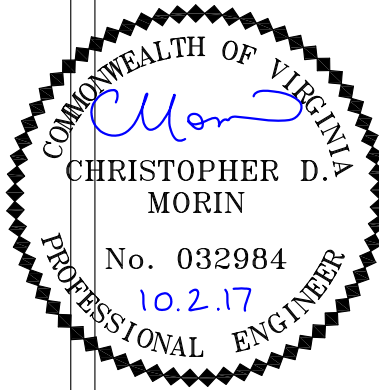
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SHEET REVISION			
NO.	DESCRIPTION	BY	DATE
4	SITE LAYOUT	GMW	6/20/16
5	SITE PLAN	GMW	3/9/17
6	UTILITY ROUTING	GMW	3/24/17
7	COMMENTS	GMW	4/17/17
8	COMMENTS	SK	6/13/17
9	COMMENTS	JC	7/06/17
10	COMMENTS	GMW	10/2/17

SITE NAME:  
STRINGFELLOW

SITE ADDRESS:  
4515 STRINGFELLOW RD  
CHANTILLY, VA 20151

STAMP HERE:



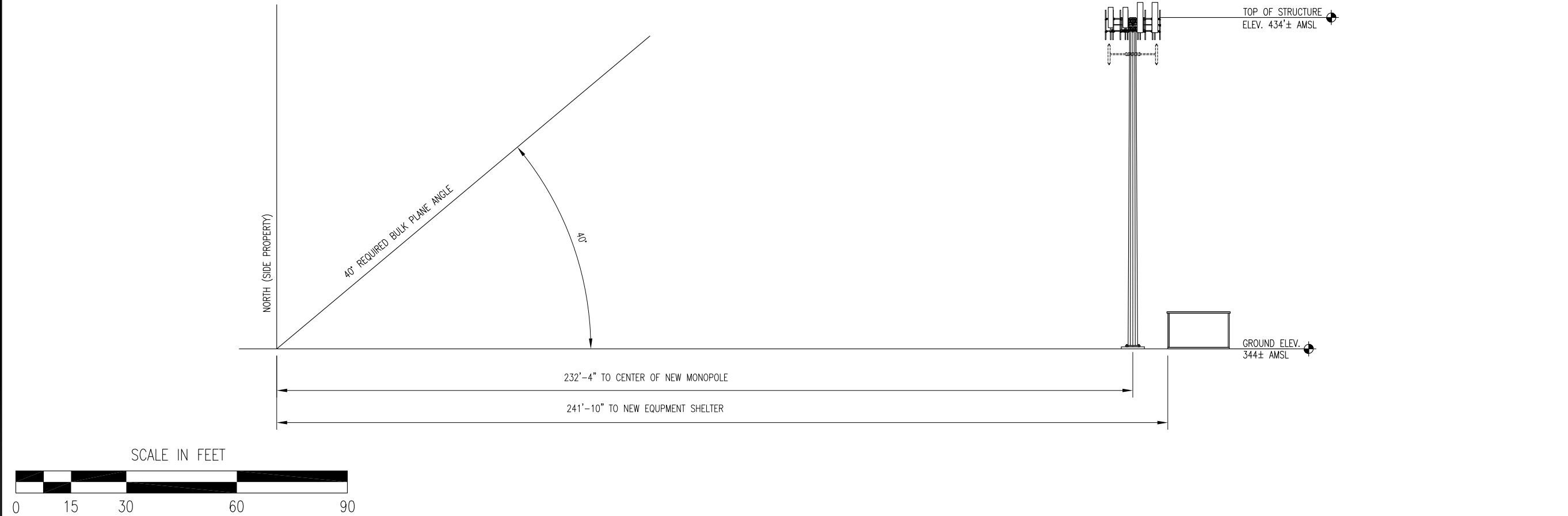
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CHECKED BY:	CDM
DATE DRAWN:	11-24-15
SUBMISSION:	SITE PLAN

SHEET TITLE:

BULK PLANE  
ELVATIONS  
EAST & WEST

SHEET NUMBER:	REV. #
A-5	10

03-22-17 GWOLO 14:46:21 Y:/Drawings - 2014/Verizon Wireless/BAWA/Stringfellow/\_Zoning (2232) - 2017-03-21 - Rev 6/A6.dwg



1"=30' BULK PLANE ELEVATION (NORTH PROPERTY LINE) 1



1"=30' BULK PLANE ELEVATION (SOUTH PROPERTY LINE) 2

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SHEET REVISION			
NO.	DESCRIPTION	BY	DATE
4	SITE LAYOUT	GMW	6/20/16
5	SITE PLAN	GMW	3/9/17
6	UTILITY ROUTING	GMW	3/24/17
7	COMMENTS	GMW	4/17/17
8	COMMENTS	SK	6/13/17
9	COMMENTS	JC	7/06/17
10	COMMENTS	GMW	10/2/17

SITE NAME:  
**STRINGFELLOW**

SITE ADDRESS:  
**4515 STRINGFELLOW RD  
CHANTILLY, VA 20151**

STAMP HERE:

COMMONWEALTH OF VIRGINIA  
Christopher D. Morin  
No. 032984  
10.2.17  
PROFESSIONAL ENGINEER

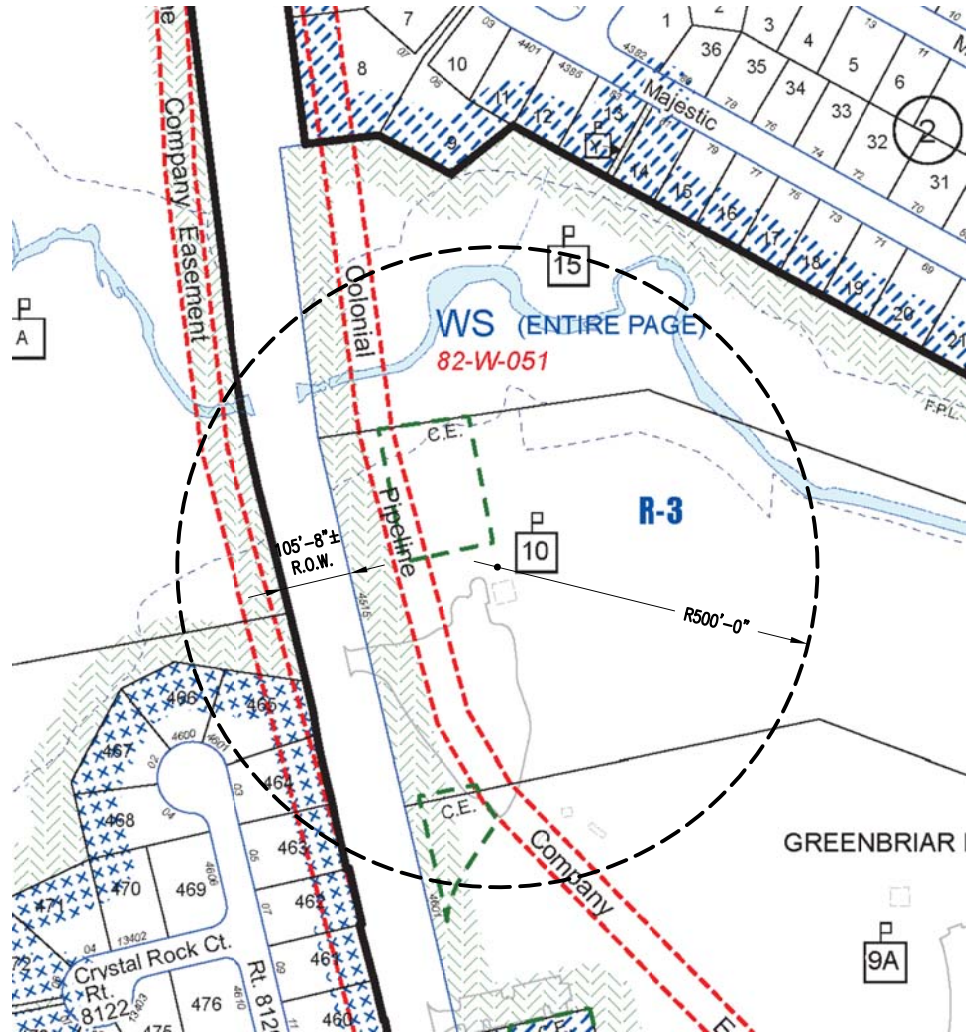
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DATE DRAWN:	11-24-15
SUBMISSION:	SITE PLAN

SHEET TITLE:

**BULK PLANE  
ELVATIONS  
NORTH & SOUTH**

SHEET NUMBER:	REV. #
<b>A-6</b>	<b>10</b>

Y:/Drawings - 2014/Verizon Wireless/BAWA/Stringfellow/ Zoning (2232) - 2017-03-21 - Rev 6/A7.dwg 03-22-17 GWOL0 14:46:41



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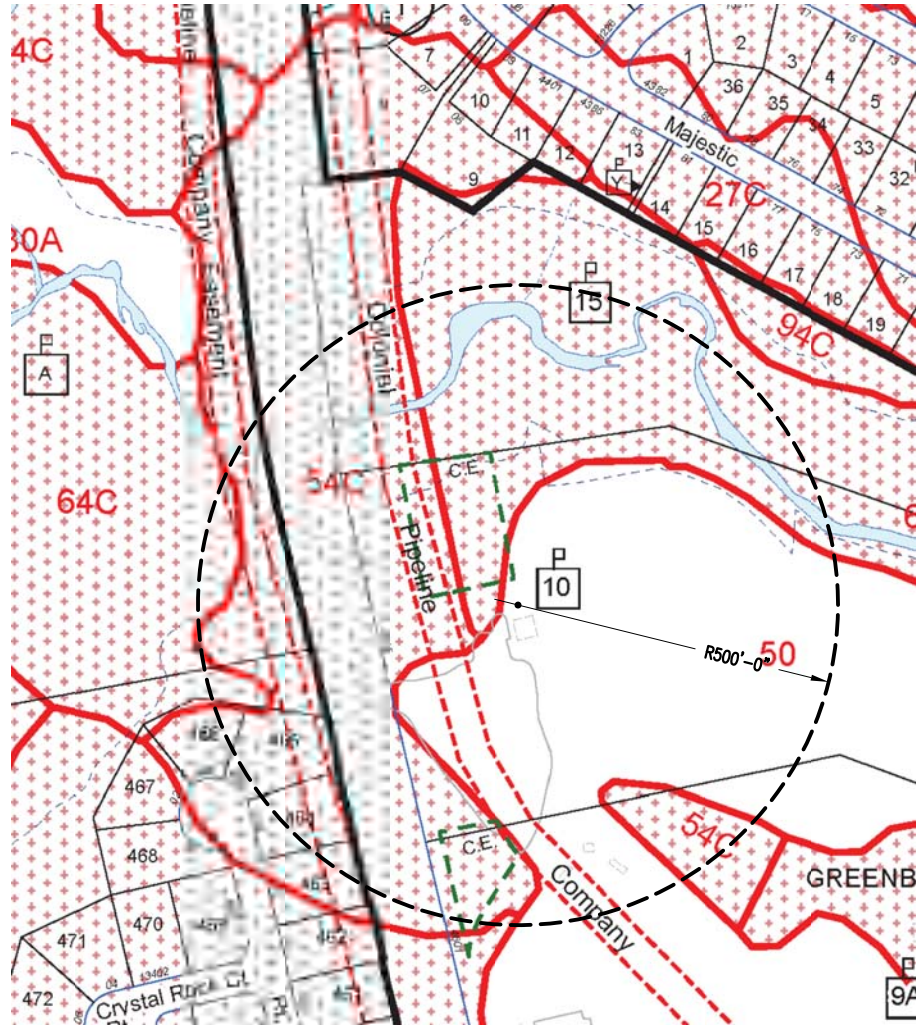
1. THERE ARE NO PROPOSED IMPROVEMENTS TO THE PUBLIC RIGHTS OF WAY.
2. THE PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
3. THERE ARE NO PROPOSED STORM WATER MANAGEMENT FACILITIES.
4. NO TREES WILL BE REMOVED.

ZONING AND SITE TABULATION:

- |                           |   |
|---------------------------|---|
| 1. SITE AREA              | 544,687 SF (12.50 AC)                   |
| 2. EXISTING USE           | PUBLIC PARK                             |
| 3. PROPOSED USE           | PUBLIC PARK AND COMMUNICATIONS FACILITY |
| 4. EXIST BUILDING AREA    | 1,112 SF (0.02 AC)                      |
| 5. PROPOSED BUILDING AREA | 195 SF (0.004 AC)                       |

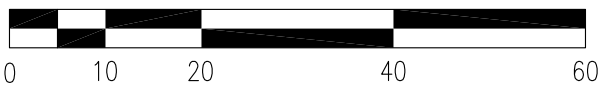


1 1"=20' ZONING MAP - FROM SECTION 45-3



LEGEND

- 27C CHANTILLY - SYCOLINE - KELLY COMPLEX
- 50 HATTONTOWN SILT LOAM
- 54C HATTONTOWN - JACKLAND - HAYMARKET COMPLEX
- 64C JACKLAND AND HAYMARKET SOILS, VERY STRONG
- 94C SYCOLINE - KELLY COMPLEX



1 1"=20' SOILS MAP

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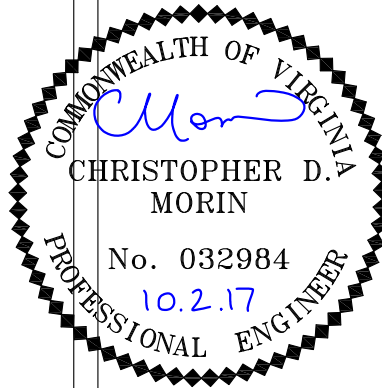
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SHEET REVISION			
NO.	DESCRIPTION	BY	DATE
1	SITE LAYOUT	GMW	6/20/16
2	SITE PLAN	GMW	3/9/17
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4	COMMENTS	GMW	4/17/17
5	COMMENTS	SK	6/13/17
6	COMMENTS	JC	7/06/17
7	COMMENTS	GMW	10/2/17

SITE NAME:  
**STRINGFELLOW**

SITE ADDRESS:  
**4515 STRINGFELLOW RD  
CHANTILLY, VA 20151**

STAMP HERE:



DRAWN BY:	GMW
CHECKED BY:	CDM
DATE DRAWN:	11-24-15
SUBMISSION:	SITE PLAN

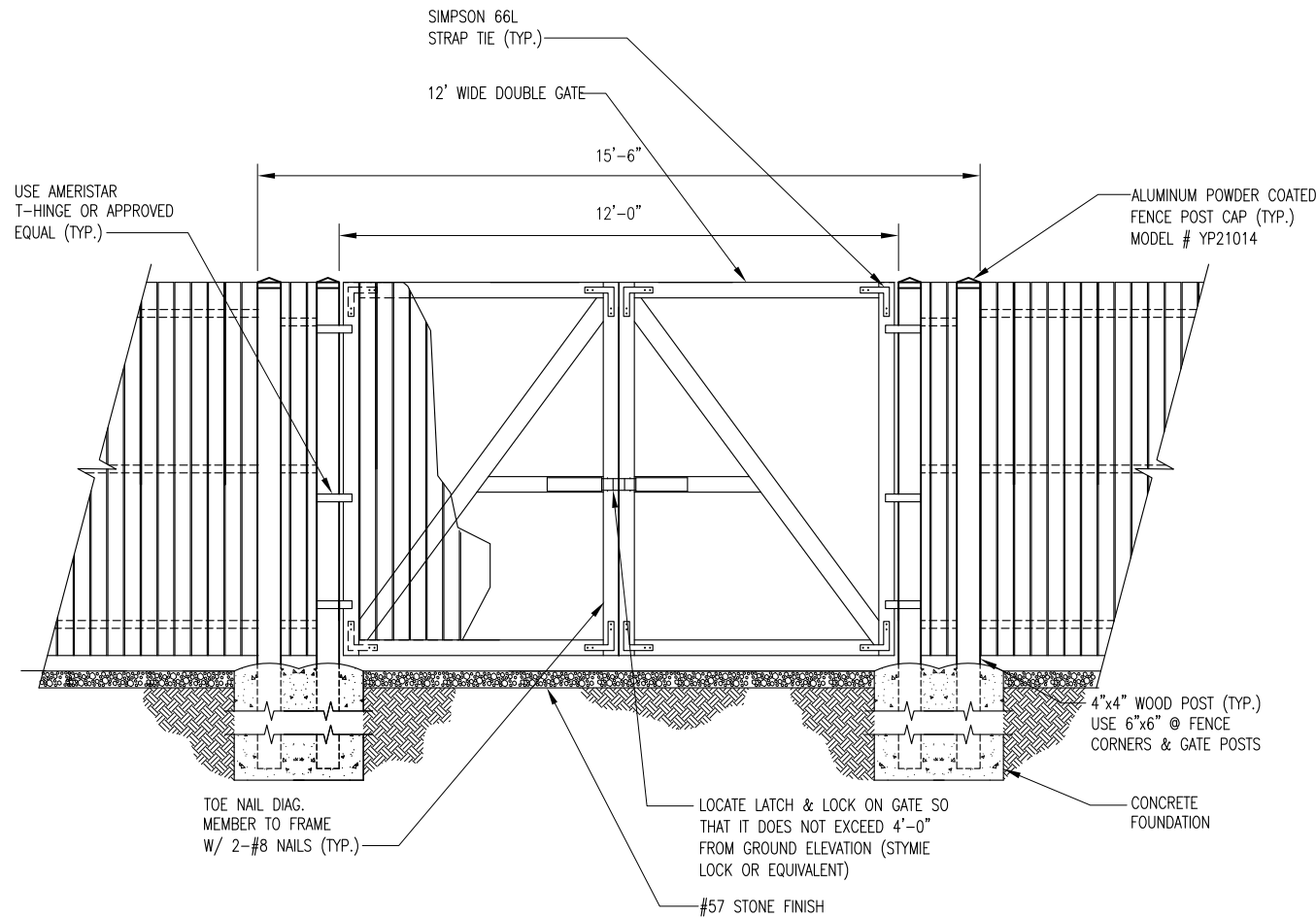
SHEET TITLE:

**ZONING AND  
SOILS MAPS**

SHEET NUMBER:	REV. #
<b>A-7</b>	<b>10</b>



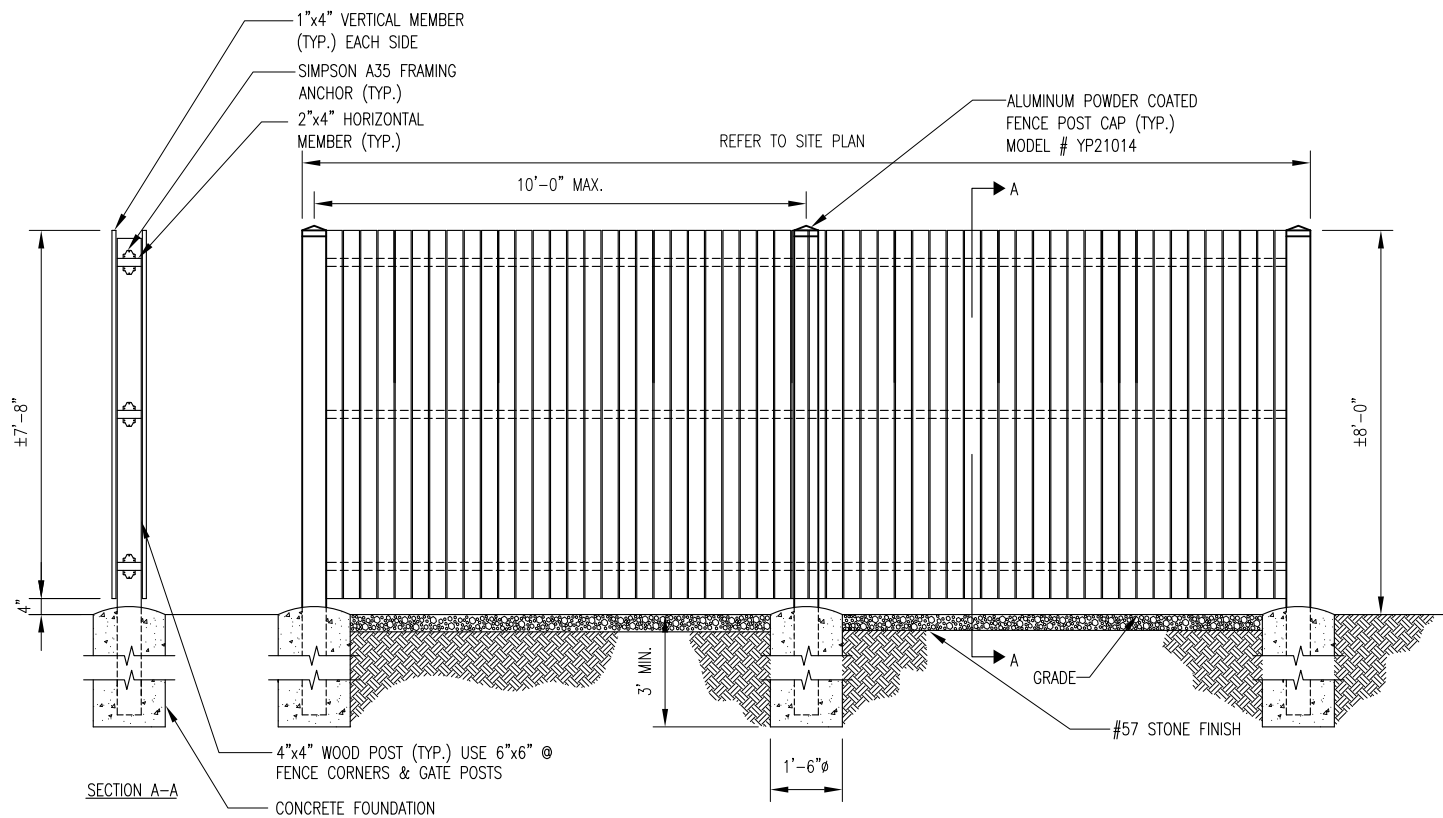
FOR BC INTERNAL USE ONLY: 10-02-17 GWLO 15:09:34  
\\Drawings - 2014\Verizon Wireless\BAM\Stringfellow\Zoning (223) - 2017-10-02 - Rev 10\16.dwg



N.T.S.

GATE ELEVATION

1



N.T.S.

FENCE ELEVATION

2

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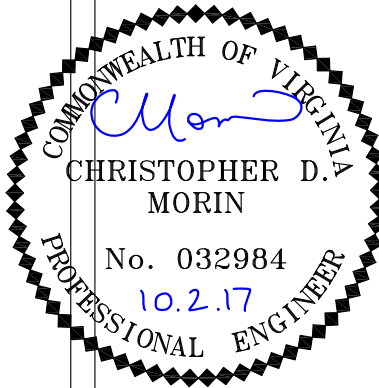
SITE NAME:

**STRINGFELLOW**

SITE ADDRESS:

**4515 STRINGFELLOW RD  
CHANTILLY, VA 20151**

STAMP HERE:



DRAWN BY:	GMW
CHECKED BY:	CDM
DATE DRAWN:	11-24-15
SUBMISSION:	SITE PLAN

SHEET TITLE:

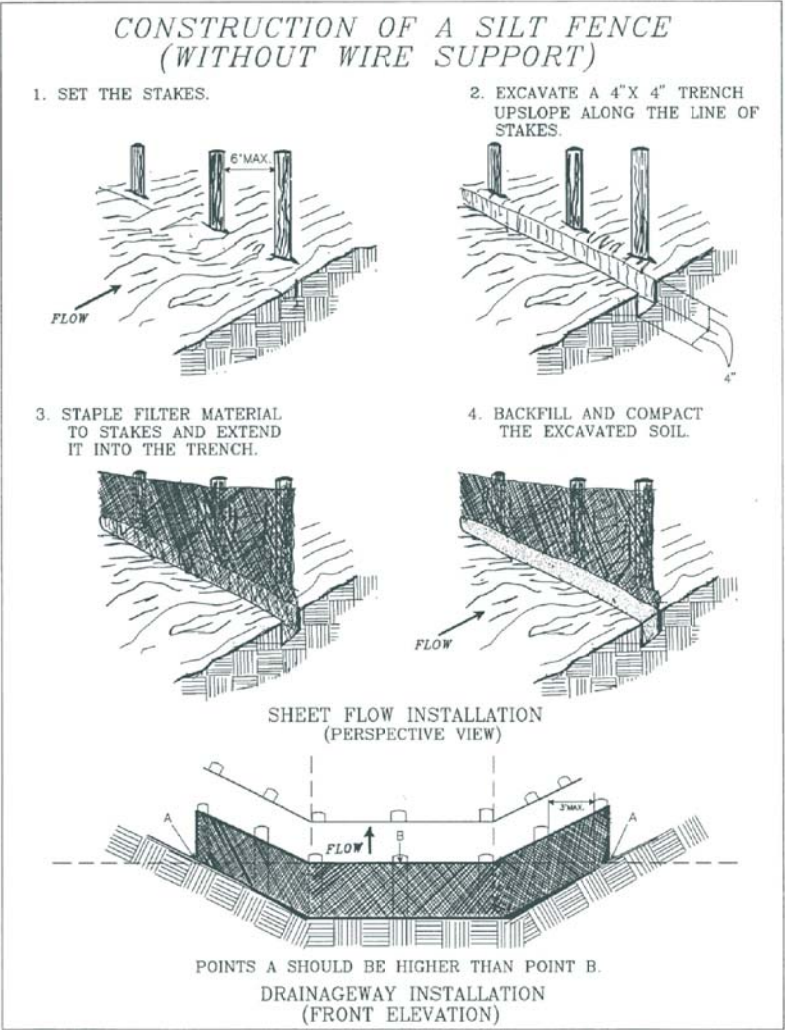
**FENCE DETAILS**

SHEET NUMBER: REV. #

**A-8**

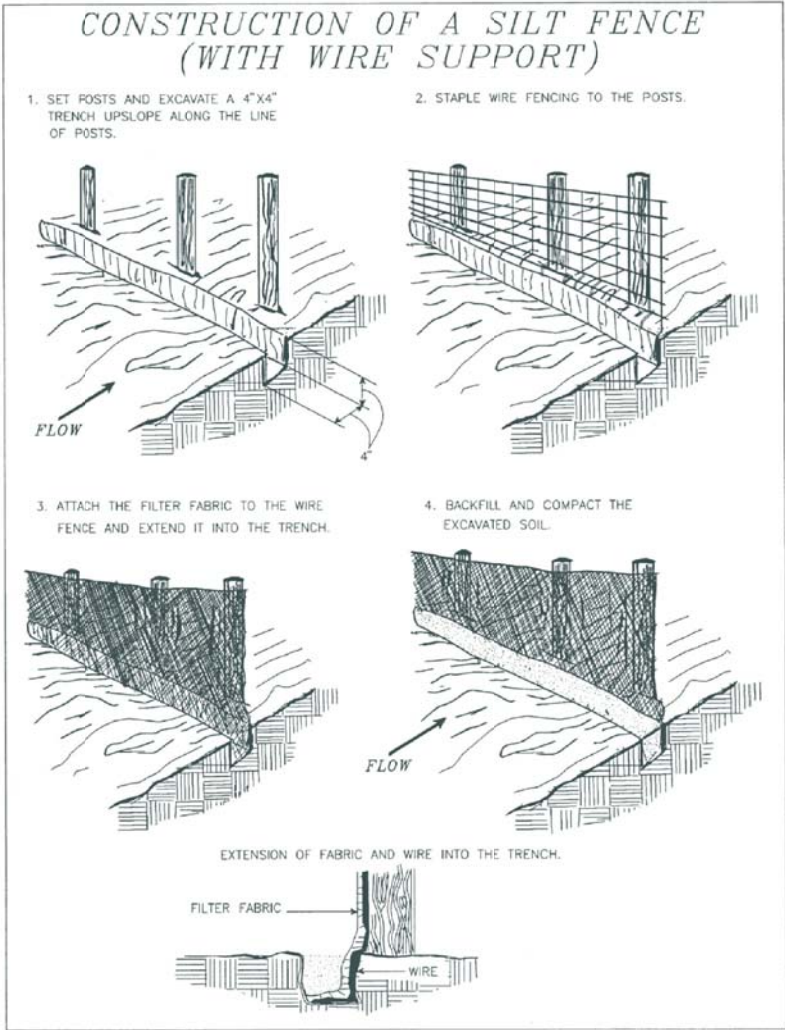
**10**

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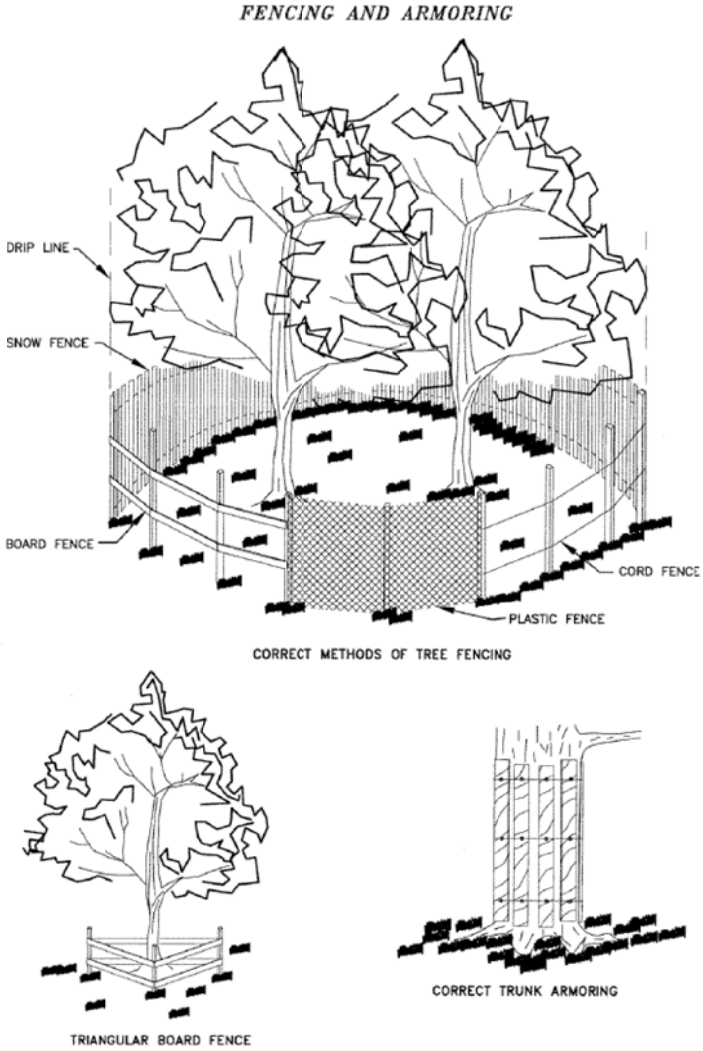


NOTE: ALL DETAILS ARE REFERENCED FROM THE VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK, THIRD EDITION, 1992  
SEE DRAWINGS G-1 AND G-2 FOR LOCATIONS OF EROSION AND SEDIMENT CONTROL STRUCTURAL PRACTICES

SF SILT FENCE STD 3.05-1



SF SUPER SILT FENCE STD 3.05-2



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SHEET REVISION				
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6	COMMENTS	JC	7/06/17	
7	COMMENTS	GMW	10/2/17	

SITE NAME:  
**STRINGFELLOW**

SITE ADDRESS:  
4515 STRINGFELLOW RD  
CHANTILLY, VA 20151

STAMP HERE:

COMMONWEALTH OF VIRGINIA

*Chon*

CHRISTOPHER D. MORIN

No. 032984

10.2.17

PROFESSIONAL ENGINEER

DRAWN BY:	GMW
CHECKED BY:	CDM
DATE DRAWN:	11-24-15
SUBMISSION:	SITE PLAN

SHEET TITLE:

**SILT FENCE  
& TREE PROTECTION  
DETAILS**

SHEET NUMBER:	REV. #
<b>A-9</b>	<b>10</b>

## **SPECIAL EXCEPTION AND 2232 FACILITY REQUEST**

The applicant seeks a special exception and 2232 approval to allow the construction of a telecommunications monopole 90 feet in height in the R-3 District.

A copy of the special exception plat and associated plans, titled “Stringfellow” is included in the front of the staff report. Copies of the proposed development conditions, special exception and 2232 applications, Statements of Justification, photographs, photosims, and the affidavit are contained in Appendices 1 through 5.

## **CHARACTER OF THE SITE AND SURROUNDING AREA**

The application property, owned by the Fairfax County Park Authority (FCPA), is located within Greenbriar Park on the east side of Stringfellow Road, north of Melville Lane. The subject parcel contains 12.5 acres, and is currently developed with programmed park open space, including a pair of athletic fields, a baseball field, a surface parking lot, and related structures such as field lighting poles. The compound wherein the proposed telecommunications monopole and associated equipment will be located is a lease area of 1,709 square feet, situated in the western end of the parcel, adjacent to the parking lot.

Land immediately adjacent to the subject parcel on the north, east, and south sides is the extent of Greenbriar Park, consisting of baseball fields, ancillary structures, and undeveloped open space. Immediately to the north is Rocky Run Stream Valley Park, which includes resource protection area (RPA). The properties further to the north and south are zoned R-3 and developed with single family detached residential communities. Properties on the west side of Stringfellow Road, south of the proposed compound location, are zoned PDH-2 and are similarly developed with single family homes. Directly across Stringfellow Road, additional park land stretches further west.



**Figure 1:** *Aerial photograph of parcel and surrounding area*



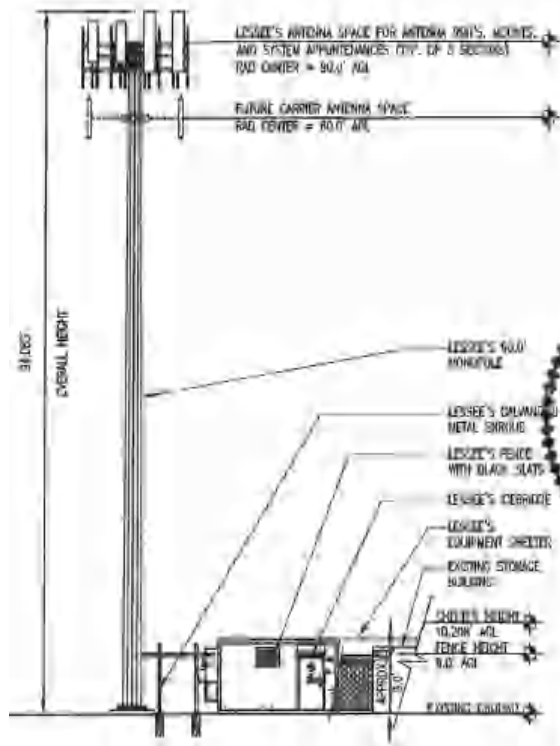
## DESCRIPTION OF THE REQUEST

The applicant proposes to construct a 90 foot monopole within a 1,709 square foot compound. The proposed monopole is designed to feature two platform elevations. The elevation at 90 feet would be utilized by the applicant, Verizon Wireless, for twelve platform-mounted antennas. The monopole would be able to support one additional platform at the 80 foot elevation, for a future carrier to co-locate a telecommunications facility.

The compound, screened by an 8 foot tall wood fence, will abut an existing masonry park storage structure, at the northeast corner of the parking lot, as seen in Figure 2. The applicant proposes an equipment shelter measuring 16.9 feet long, 11.5 feet deep, and 10 feet tall to be located at the base of the monopole. Additional associated equipment include a Telco cabinet and a natural gas generator to provide emergency back-up power. There is a sub-lease area provided for a future carrier to locate ground equipment. Figure 3 depicts the elevation for the proposed monopole and associated equipment compound. The facility will operate 24 hours a day, 7 days per week, and is monitored remotely. It is designed to be an unmanned facility, visited by a single technician approximately 1-2 times per month per carrier for site maintenance, inspection, or repairs.



**Figure 2:** Aerial view of the proposed location on the site



**Figure 3:** *Elevation of proposed monopole*

## ANALYSIS

### Conformance with the Comprehensive Plan

VA Code §15.2-2232, as amended, requires the Planning Commission to determine whether the general location or approximate location, character, and extent of the proposed facility, as amended, are substantially in accord with the adopted Comprehensive Plan.

### Comprehensive Plan Guidance

The subject property is located in the BR-4 Stringfellow Community Planning Sector within the Bull Run Planning District of Area III in the Comprehensive Plan. The Comprehensive Plan Map identifies the property as planned for public parks. There are no site-specific land use recommendations for the property. Policy Plan guidance for Mobile and Land-Based Telecommunications Services is found in Appendix 9.

## Location

The proposed telecommunications facility is located within a parcel planned for and developed as a public park. Policy Plan guidance expresses a preference for public lands when locating new telecommunications structures. The monopole and associated equipment compound are situated near an area of mature trees, as sought by Plan guidance, and would not impact resource protection areas located to the north. The application meets Comprehensive Plan objectives that require that the selected site for a new telecommunications facility provides the least visual impact on residential areas, as compared to other possible sites. The applicant's site selection justification is included in Appendix 3.

## Character

In the vicinity of the proposed monopole, there are four similar structures, existing athletic field light poles, approximately 58 feet in height. This blends the proposed facility with an existing pattern of tall structures. Though there are residential neighborhoods in the surrounding viewshed, the abundance of trees and the existing light poles in Greenbriar Park serve to minimize the visual impact of a new monopole. The ground equipment compound will be screened by an foot tall solid wooden fence.

This fulfills Comprehensive Plan policies that new telecommunications structures are in character with the surrounding area and visual impact of the facility is mitigated.

**Extent**

The height of the proposed monopole is 90 feet, a relatively low profile for a standalone telecommunications structure. This meets Comprehensive Plan guidelines to ensure that the height of the proposed telecommunications facility is no greater than necessary to allow for co-location on the telecommunication facility based on its service area requirements. The monopole is designed to accommodate an additional service provider at the 80 foot elevation. Plan guidance encourages co-locating mobile and land-based telecommunications facilities operated by different service providers on single sites and/or structures wherever possible, and to allow for future expansion.

The photosims in Appendix 4 demonstrate that there is minimal visual impact to the surrounding area. The monopole is starkly visible only from the park itself, from Stringfellow Road, and a small portion of the residential community to the southwest. The monopole's visibility is offset by the presence of existing tall structures across the horizon, including athletic light poles and utility poles. This fulfills Comprehensive Plan guidelines that the selected site for a new telecommunication facility provides the least visual impact on residential areas and the public way, as compared with alternate sites. It also aligns with Plan requirements to analyze the potential impacts from other vantage points in the area, especially from residential properties, to show how the selected site provides the best opportunity to minimize its visual impact on the area and on properties near the proposed site.

Staff notes that Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012 permits a one-time future height increase of not more than 10 percent, or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed 20 feet, whichever is greater. A request for such an increase would be considered under an administrative process, without a public hearing. The applicant has indicated that the proposed monopole is designed to support only two platforms at the 90 and 80 foot elevations.

**Parks**

The proposed location for the telecommunication facility is adjacent to the park's athletic field complex and associated parking and structures. The presence of the telecommunications facility may indirectly impact park visitors' use of the fields. The applicant should ensure that the proposed facility's construction, operation, and maintenance do not conflict with concurrent park uses. This should include scheduling all such work for times when the athletic fields are not in use and in coordination with FCPA staff.

The applicant has proposed an on-site natural gas generator, which the applicant has confirmed can be refueled without disturbing adjacent park land or conflicting with park



activities. The generator will require approval from the Fire Marshal, and a copy of the approval letter should be provided to FCPA.

As stated earlier, the proposed limits of disturbance abut the conservation easement area. The conservation easement was established for the purpose of "conserving and preserving undisturbed the natural vegetation, topography, habitat and other natural features now existing on and across the property. As such, the terms of the easement prohibit (1) use of or improvements within the conservation easement area without the prior written authorization of the Board of Supervisors and (2) clearing, grading, denuding, defacing, or otherwise disturbing the existing vegetation within the conservation easement area without the prior written approval of the Director of the County's Department of Public Works and Environmental Services.

In order to avoid violating the terms of the conservation easement and minimize potential impacts, the applicant should take necessary steps to ensure that its activities do not encroach upon the conservation easement area or impact vegetation within the area. Where avoidance is not possible, additional measures may include root protection, matting, mulching, tree protection fencing, signage, or other management activities as determined in consultation with FCPA staff.

A development condition has been included to establish a "Conservation Conditions Report." FCPA will document the then-current condition of the conservation easement area, prior to the issuance of Notice(s) of Work to the applicant for construction. In the event the applicant's construction, operation, or maintenance of the proposed telecommunications facility results in a violation of the conservation easement, the applicant will be the responsible party for any necessary restitution and/or restoration of the affected area.

If any of the adjacent trees within the conservation easement area have critical root zones that overlap the LOD by more than 40 percent, these trees should be identified on the SE Plat and their condition prior to construction noted. If any trees are determined to need removal or pruning as part of the proposed construction, the applicant should consult with FCPA staff.

The parcel was subjected to cultural resources review. Telecommunications facilities trigger Section 106 of the National Historic Preservation Act. Accordingly, staff recommends that the applicant consult with the Virginia Department of Historic Resources. Staff advises that the area is developed and has a low probability of containing significant archaeological resources. Accordingly, no additional archaeological work is warranted and local requirements have been satisfied.

### **Urban Forestry**

Existing trees located along the limits of disturbance and adjacent to the existing conservation easement to the north could potentially be impacted by construction of the proposed site. Tree preservation measures are recommended for these areas of

potential negative impact. Tree protection fencing is also recommended along the limits of disturbance. Development conditions have been added to address tree preservation.

### **Stormwater**

The site is located in the Upper Big Rocky Run Watershed. There are no future County watershed improvement projects planned along the downstream receiving water within the limits of the site outfall analysis. While there is RPA located on the property, there is no County-mapped RPA located on the lease site. The limits of the RPA, buffered around Rocky Run Stream to the north, are approximately 140 feet from the site. The proposed site disturbance area is less than 2,500 square feet. Therefore, water quality controls, stormwater detention controls, and outfall analysis are not required for this application.

### **Zoning Ordinance Requirements**

The application must satisfy the following provisions:

- General Special Exception Standards (Sect. 9-006)
- Standards for All Category 1 Uses (Sect. 9-104)
- Additional Standards for Mobile and Land Based Telecommunication Facilities (Sect. 9-105)

These standards are summarized below and contained in Appendix 10. In accordance with Sect. 9-104 (1) of the Zoning Ordinance, Category 1 Special Exception uses are not required to comply with lot size requirements or bulk regulations.

### **General Special Exception Standards (Sect. 9-006)**

*Standard 1: The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.*

As discussed in the Analysis section, staff believes the proposal is in harmony with the Comprehensive Plan as it relates to location, character and extent. The applicants have selected a location within a Fairfax County Park Authority property, the Comprehensive Plan map recommends Public Parks for this location. The proposed telecommunications facility also provides for future colocation which is in accordance with the Comprehensive Plan.

*Standard 2: The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.*

The R-3 zoning district is intended to provide for single family detached dwellings, affordable dwelling unit developments, and other selected uses which are compatible with the low density residential character of the district including public uses and parks. The proposed location for the telecommunications facility is within a Fairfax County public park, which is zoned R-3.

Staff believes as a Category 1 light public utility use, the proposed size and stature of the telecommunication facility is in harmony with the purpose and intent of the R-3 zoning district and that the proposed location in Greenbriar Park is an ideal location to strengthen telecommunications services.

*Standard 3: The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.*

Staff believes the proposed location will not impair the value of adjacent properties as it will create minimal visual impacts to the adjacent residential dwellings. This proposed facility is bounded by Greenbriar Park and is surrounded by low density residential and planned development districts. The Greenbriar subdivision is zoned R-3 and located directly adjacent to the proposed site to the north, south and east. Situated to the west of the proposed site is the Poplar Tree Estates subdivision, which is zoned PDH-2. The applicant has submitted photosims, contained in Appendix 4, that demonstrate there will be minimal visual impacts to these surrounding residents. The only residents that will have minor visual impacts reside in the Poplar Tree Estates subdivision located southwest of the proposed facility. These residents currently are near four existing 58-foot-high light poles that illuminate Greenbriar Parks soccer field each evening. The additional 30 feet proposed in height for the telecommunication facility will have minimal impacts on the adjacent residents.

*Standard 4: The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.*

The Fairfax County and Virginia Departments of Transportation reviewed the application and have no objections to the approval of this application.

The proposed telecommunication facility will remain an unmanned facility with minimal traffic impact, usually requiring visits from technicians from each provider 1-2 times per month on an as-needed basis and in cases of emergency repair. The technicians primary access point to the proposed telecommunication facility will be through the Greenbriar Park parking lot accessed along Stringfellow Road, north of Melville Lane.

*Standard 5: In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.*

No screening is required for a tower in the proposed location pursuant to Article 13. An 8.0-foot-tall wooden fence is proposed to enclose the compound.



*Standard 6: Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.*

In the R-3 District, there is no requirement for landscaped open space.

*Standard 7: Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.*

The telecommunications facility will be subject to site plan review, which will address water quality and quantity control requirements. An existing gravel parking area located near the proposed facility will accommodate parking for the service technicians visiting the site.

*Standard 8: Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.*

No commercial or advertising signs are permitted or designed for the proposed telecommunications facility.

Findings:

In staff's opinion, with the proposed development conditions, the application satisfies the General Special Exception standards.

**Standards for All Category 1 Uses (Sect. 9-104)**

*Standard 1: Category 1 special exception uses shall not have to comply with the lot size requirements or the bulk regulations set forth for the zoning district in which located.*

As indicated in this standard, the proposed telecommunications facility is not required to comply with the lot size requirements or bulk regulations of the R-3 District.

*Standard 2: No land or building in any district other than the I-5 and I-6 District shall be used for the storage of materials or equipment, or for the repair or servicing of vehicles or equipment, or for the parking of vehicles except those needed by employees connected with the operation of the immediate facility.*

Staff has proposed a development condition to restrict the storage of materials, equipment and vehicles.

*Standard 3: If the proposed location of a Category 1 use is in an R district, there shall be a finding that there is no alternative site available for such use in a C or I district within 500 feet of the proposed location; except that in the case of electric transformer stations and telecommunication central offices, there shall be a finding that there is no alternative site available in a C or I district within a distance of one (1) mile, unless there*

*is a substantial showing that it is impossible for satisfactory service to be rendered from an available location in such C or I district.*

The telecommunications facility is proposed in a Fairfax County Park Authority property zoned R-3. As discussed previously in the 2232 analysis this site has been determined appropriate for the facility and will minimize impacts to the adjacent residential uses. There are no commercial or industrial properties in the immediate area which can fulfill the needs to provide coverage in this area.

*Standard 4: Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.*

The proposed telecommunications facility will be subject to site plan review.

Findings:

In staff's opinion, with the proposed development conditions, the application satisfies the General Standards for All Category 1 Uses.

**Additional Standards for Mobile and Land Based Telecommunication Facilities (Sect. 9-105)**

*Standard 1: Except for antennas completely enclosed within a structure, all antennas and their supporting mounts shall be of a material or color that closely matches and blends with the structure on which it is mounted.*

All panel and dish antennas shall be painted to match the tower which is to be finished galvanized grey.

*Standard 2: Except for a flag mounted on a flagpole as permitted under the provisions of Par. 2 of Sect. 12-203, no commercial advertising or signs shall be allowed on any monopole, tower, antenna, antenna support structure, or related equipment cabinet or structure.*

No commercial advertising or signs will be posted on the tower, antenna, antenna support structure, or related equipment cabinet or structure.

*Standard 3: If any additions, changes or modifications are to be made to monopoles or towers, the Director shall have the authority to require proof, through the submission of engineering and structural data, that the addition, change, or modifications conforms to structural wind load and all other requirements of the Virginia Uniform Statewide Building Code.*

A development condition has been included that would require conformance with this standard should any modifications be made to the proposed facility.

*Standard 4: No signals, lights or illumination shall be permitted on an antenna unless*

*required by the Federal Communications Commission, the Federal Aviation Administration or the County, provided, however, that on all antenna structures which exceed 100 feet in height, a steady red marker light shall be installed and operated at all times, unless the Zoning Administrator waives the red marker light requirement upon a determination by the Police Department that such marker light is not necessary for flight safety requirements for police and emergency helicopter operations. All such lights shall be shielded to prevent the downward transmission of light.*

A development condition has been included prohibiting signals, lights or illumination of the tower unless required by the Federal Aviation Administration, Federal Communications Commission, or the County Police.

*Standard 5: All antennas and related equipment cabinets or structures shall be removed within 120 days after such antennas or related equipment cabinets or structures are no longer in use.*

A development condition requiring conformance with the standard has been included.

Findings:

In staff's opinion, with the adoption of the proposed development conditions, the application satisfies the additional standards for mobile and land based telecommunication facilities.

**Modifications/Waivers**

No modifications or waivers are requested nor required.

**CONCLUSION AND RECOMMENDATIONS**

Staff recommends that the Planning Commission find the subject proposal by Verizon Wireless to install a telecommunications facility at 4515 Stringfellow Road, VA 20151, satisfies the criteria of location, character, and extent as specified in VA Code §15.2-2232, as amended.

Staff recommends approval of SE 2017-MA-014, subject to the proposed development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicants/owners from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Planning Commission.



The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

## **APPENDICES**

1. Proposed Development Conditions
2. Special Exception Application and Statement of Justification
3. 2232 Application and Statement of Justification
4. Photographs and Photosims
5. Affidavit
6. FCPA Memo
7. DPWES Urban Forestry Memo
8. LDS Stormwater Memo
9. Applicable Zoning Ordinance Standards
10. Applicable Policy Plan Guidelines
11. VA Code §15.2-2232
12. Glossary

**PROPOSED DEVELOPMENT CONDITIONS****SE 2017-SP-018****October 19, 2017**

If it is the intent of the Board of Supervisors to approve SE 2017-SP-018 located at Tax Map 49-3 ((1)) 10 to allow for a telecommunications facility pursuant to Sect. 9-006 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Land Development Services (LDS). Any plan submitted pursuant to this special exception shall be in substantial conformance with the Special Exception Plat entitled "Verizon Site Name: Stringfellow", prepared by BC Architects and Engineers consisting of 12 sheets and dated 11/24/15, as revised to 10/2/2017, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. The telecommunications tower shall be designed as a self-supported tower in substantial conformance with the Special Exception plat and the elevation drawings submitted with this application. The self-supported tower shall be limited to a maximum height of 90 feet, with the exception of a one-time future height increase as permitted pursuant to Section 6409(a) of the Middle Class Tax Relief and Job Creation Act of 2012. The compound may include equipment cabinets, electric panels, telephone panels and other improvements. Future equipment cabinets shall be located within the specified locations indicated on the Special Exception plat.
5. The self-supported tower shall not be lighted, illuminated, nor have signal lights except as required by the Federal Aviation Administration (FAA), the Federal Communications Commission (FCC), or the County Police.
6. The applicant shall not be permitted to store materials, equipment, or vehicles



at the proposed telecommunications facility.

7. The tower and accessory facilities shall be subject to periodic inspections by LDS. If any additions, changes or modifications are made to the tower or to related facilities, the Director shall have the authority to require proof, through the submission of engineering and structural data, that the addition, change, or modification conforms to all structural and all other requirements of the Virginia Uniform Statewide Building Code (VUSBC). In the event that the results of any monitoring indicate alterations or damage exists to the approved equipment or structures in excess of the extent deemed acceptable by applicable codes and standards, immediate action shall be taken, as deemed necessary and approved by LDS and DIT, to comply with the applicable codes and agreements.
8. Available space on the tower and for equipment structures shall be made available for lease for telecommunications purposes to other telecommunications operators, including but not limited to Fairfax County, subject to reasonable industry-standard lease terms and fair market rent.
9. The tower, related equipment structures, and to the extent reasonably practical, the subterranean support structures for the tower, shall be dismantled and removed within 120 days after such antennas or related equipment cabinets or structures are no longer in use.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.



COUNTY OF FAIRFAX  
 Department of Planning and Zoning  
 Zoning Evaluation Division  
 12055 Government Center Parkway, Suite 801  
 Fairfax, VA 22035 (703) 324-1290, TTY 711  
[www.fairfaxcounty.gov/dpz/zoning/applications](http://www.fairfaxcounty.gov/dpz/zoning/applications)

APPLICATION No: SE 2017-SP-018  
 (Staff will assign)

RECEIVED  
 Department of Planning & Zoning

MAY 09 2017

Zoning Evaluation Division

### APPLICATION FOR A SPECIAL EXCEPTION

(PLEASE TYPE or PRINT IN BLACK INK)

<b>APPLICANT</b>	<b>NAME</b> Cellco Partnership d/b/a Verizon Wireless		
	<b>MAILING ADDRESS</b> 7600 Montpelier Road Laurel, MD 20723		
	<b>PHONE HOME ( N/A )</b>	<b>WORK ( 703 ) 728-1356</b>	
	<b>PHONE MOBILE ( N/A )</b>		
<b>PROPERTY INFORMATION</b>	<b>PROPERTY ADDRESS</b> 4515 Stringfellow Road Chantilly, VA 20151		
	<b>TAX MAP NO.</b> 0453 01 10	<b>SIZE (ACRES/SQ FT)</b> 12.5 acres	
	<b>ZONING DISTRICT</b> R-3 , <u>WS</u>	<b>MAGISTERIAL DISTRICT</b> Springfield	
	<b>PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION:</b>		
<b>SPECIAL EXCEPTION REQUEST INFORMATION</b>	<b>ZONING ORDINANCE SECTION</b> 9-104, 9-105, 2-514		
	<b>PROPOSED USE</b> Telecommunications facility consisting of a 90-foot tall monopole structure with an associated 1,973 square foot fenced equipment compound.		
<b>AGENT/CONTACT INFORMATION</b>	<b>NAME</b> Frank W. Stearns		
	<b>MAILING ADDRESS</b> 201 Liberty Street, SW; Leesburg, VA 20175		
	<b>PHONE NUMBER</b>	<b>HOME</b> N/A	<b>WORK</b> 703-726-2547
	<b>PHONE NUMBER</b>	<b>MOBILE</b> N/A	
<b>MAILING</b>	Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact		
<p>The name(s) and addresses of owner(s) of record shall be provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter the subject property as necessary to process the application.</p> <p>Frank W. Stearns, Esq.</p> <p><b>TYPE/PRINT NAME OF APPLICANT/AGENT</b> <b>SIGNATURE OF APPLICANT/AGENT</b></p>			

SE 2017-0164

mpc  
7/19/17

DO NOT WRITE IN THIS SPACE

Date application accepted: July 19, 2017

Application Fee Paid: \$ 16,375.00



# FAIRFAX COUNTY PARK AUTHORITY



12055 Government Center Parkway, Suite 927 • Fairfax, VA 22035-5500  
703-324-8700 • Fax: 703-324-3974 • [www.fairfaxcounty.gov/parks](http://www.fairfaxcounty.gov/parks)

May 22, 2017

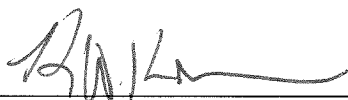
Department of Planning and Zoning  
Zoning Evaluation Division  
12055 Government Center Parkway, Suite 801  
Fairfax, VA 22035

RE: Authorization to File a Special Exception Application  
to Construct a Telecommunications Facility at the  
Greenbriar Park, 4515 Stringfellow Road, Chantilly, VA. 20151

To Whom It May Concern:

The Fairfax County Park Authority, as owner of the property identified as parcel 0453 01 10 at 4515 Stringfellow Road, Chantilly, Virginia 20151, authorizes Cellco Partnership d/b/a Verizon Wireless, and its agent, Donohue and Stearns, PLC, to file a special exception application to construct a telecommunications facility at this property. Verizon Wireless will have the right to use the property as authorized by the special exception application.

Sincerely,

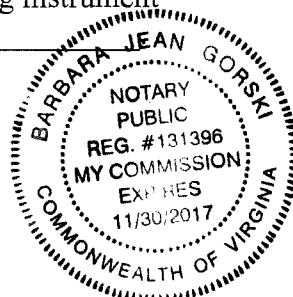
By: Kirk W. Kincannon   
Title: Executive Director

STATE OF Virginia

COUNTY OF Fairfax, to wit

I, a Notary Public in and for the jurisdiction aforesaid, do certify that the foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of May, 2017

Notary Public Signature Barbara Jean Gorski  
My Commission Expires: 11/30/2017  
Registration #: 131396







June 26, 2017

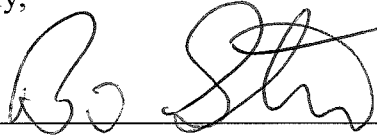
Department of Planning and Zoning  
Zoning Evaluation Division  
12055 Government Center Parkway, Suite 801  
Fairfax, VA 22035

RE: Authorization to Pursue a Special Exception Amendment (SE) Application to Construct a Telecommunications Facility at Greenbriar Park, 4515 Stringfellow Road, Chantilly, VA. 20151, Tax Map 0453 01 0010

To Whom It May Concern:

This letter is to advise that Cellco Partnership d/b/a Verizon Wireless hereby authorizes Donohue and Stearns, PLC, to act as its Attorney/Agent and file a special exception application to construct a telecommunications facility at 4515 Stringfellow Road, Chantilly, Virginia 20151

Sincerely,

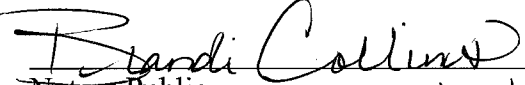
By: 

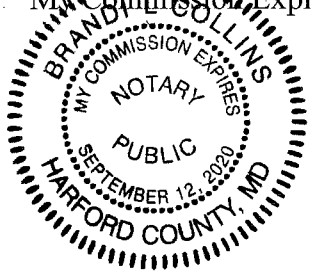
Title: Manager, Real Estate

STATE OF MARYLAND, Harford COUNTY, TO WIT:

On this 26 day of June, 2017, before me, the undersigned Notary Public, personally appeared Brian Stover, who acknowledged her/himself to be the Manager, Real Estate of Cellco Partnership, a Delaware general partnership, d/b/a Verizon Wireless and that as such Brian Stover being authorized so to do, executed the aforesaid instrument for the purposes therein contained, by signing in my presenee.

IN WITNESS WHEREOF, I hereunto set my hand and offieial seal.

  
Notary Public  
My Commission Expires: 9/12/20



**Special Exception  
Statement of Justification**

**Applicant:** Cellco Partnership d/b/a Verizon Wireless  
**Site Name:** Stringfellow  
**Property Address:** Greenbriar Park, 4515 Stringfellow Road  
Chantilly, Virginia 20151  
(the "Property")  
**Property Owner:** Fairfax County Park Authority  
**Parcel Number:** 0453 01 10  
**Zoning Classification:** R-3  
**Supervisor District:** Springfield

Applicant, Cellco Partnership d/b/a Verizon Wireless ("Verizon") requests a Special Exception to allow for the construction and operation of a wireless telecommunications facility. The facility will consist of monopole structure with an overall height of 90-feet. Associated equipment compound will be in a compound area measuring 1,709 square feet in area enclosed by an 8-foot tall wood fence.

**Statement Describing the Proposed Use**

The following section corresponds to the requirements contained in the Special Exception Application Information package and pursuant to Section 9-011, Paragraph 7, of the Fairfax County Zoning Ordinance, and fully describes the proposed use:

Type of operation

Verizon Wireless has an application in process with the Fairfax County Park Authority to establish a telecommunications facility on the park property. The monopole and compound will be located on the northwest portion of the property, west of an existing athletic field and east of Stringfellow Road. The facility is designed to accommodate up to a total of two telecommunications carriers. Verizon Wireless will be located at the top position on the monopole with antennas mounted with a RAD center of 90 feet above ground level. Antenna space for one other carrier will be available on the monopole at a level of 80 feet above ground level. A detailed depiction of the telecommunications facility is provided on the Engineering Drawings prepared by BC Architects Engineers stamped and dated October 3, 2017 included with this application package.

The Property is owned by the Fairfax County Park Authority and totals 12.5 acres in size. It adjoins two other properties also owned by the Fairfax County Park Authority and used for park purposes. The total acreage of the 3 connected parcels is 49.0 acres. They are planned for Public Facilities, Governmental and Institutional Use and zoned R-3 (Residential at 3 units to the acre). Telecommunication Uses are permitted by Special Exception on property owned by a governmental entity such as the subject Fairfax County Park Authority property.

The monopole will be located in a fenced compound area along with associated equipment cabinets used to support the service. The monopole will be located near an existing mature wooded area east of Stringfellow Road and west of an athletic field with bleacher seating. There are 4 existing light poles approximately 58 feet in height used for athletic field illumination on the west side of the athletic field near the monopole's proposed location. Verizon Wireless will install 12 platform mounted panel antennas on the top of the new structure.

At the base of the proposed monopole will be an equipment compound that abuts an existing masonry park storage building on the site. The overall compound area will be enclosed by an 8-foot tall wood fence to create a solid visual barrier and conceal the equipment from view. Verizon Wireless' equipment shelter and related equipment and that of any future carrier will be located within the fenced compound area. The Verizon Wireless equipment will consist of an equipment shelter measuring 16 feet 10.5 inches long by 11 feet 6 inches deep by 10 feet 0.5 inches high, a propane generator and tank, and a Telco cabinet.

The facility will operate as a cellular base station in the wireless telecommunications networks of Verizon Wireless and one additional provider. Attached to the application is Verizon Wireless' RF justification letter and propagation maps that detail the area to be covered by the new facility and the existing network coverage.

The proposed use is benign and will not generate noise, light, dust, glare, vibration, fumes or odors. The traffic generated will be very minimal. The proposed use does not present a threat to the public health, safety or welfare and will not impact radio, television or telephone reception. It will have no negative impact upon the air and water quality, nor will it impact any existing environmental features on the subject property.

#### Hours of Operation

The proposed facility will be unmanned and will operate around the clock 365 days per year. All facilities will be monitored off site by the providers' 24-hours a day 7-days a week in order to ensure that they are operating properly and that there is no unauthorized tampering with the facilities.

#### Estimated number of patrons, clients, patients, pupils, etc.

The facility is not manned and is visited for routine maintenance approximately one to two times per month for maintenance, inspection and/or repair. There will be no customers, employees or other personnel at the site.

The facility will operate as a cellular base station in the wireless telecommunications networks of Verizon Wireless and up to one additional provider. Included with the application package are Verizon Wireless' propagation maps showing the area to be covered by the new facility and the existing network coverage of Verizon Wireless in this area of Fairfax County.

### Estimate of the traffic impact of the proposed use.

The facility generates only minimal traffic. Service technicians visit the site one to two times a month for each provider on the structure driving a standard size vehicle to the site. An existing gravel parking area on the Park site near the proposed compound area will accommodate parking for service technicians visiting the site.

### Vicinity or general area to be served by the proposed use

The area served by the proposed telecommunications use is depicted on Verizon Wireless' radio frequency coverage included in the application package. The maps show the area presently covered by Verizon Wireless' other immediate sites in this vicinity, labeled as "Frog Branch", "Fair Oaks" and "Willowsprings", and the projected improvement anticipated after installation of the proposed telecommunications use at the Greenbriar Park site (labeled "Stringfellow"). The propagation maps illustrate the improved coverage that will result with the addition of the new telecommunications facility at the Greenbriar Park site.

Verizon Wireless' objective for this site is to provide and improve wireless coverage along Fair Lakes Parkway, Fairfax County Parkway, Melville Lane and the surrounding residential areas. The site will enhance in-building coverage to the residential communities in this area of the County, particularly those along Stringfellow Road. Growing wireless use and traffic in this area limit the capacity of neighboring sites to deliver quality and reliable service. The proposed site will relieve some of this traffic so that service does not further degrade.

To achieve the desired coverage and capacity within the intended geographical area, each antenna facility must be strategically located so as to ensure maximum coverage and a minimum overlap with each other facility in the area. Because of the low power of the system, the antennas are effective only within a limited geographical area. Thus, each facility site is subject to technical and geographical constraints in order to provide reliable and efficient service. The proposed facility is necessary to meet Verizon Wireless' objectives for the area and will further satisfy similar needs of other wireless telecommunications carriers in the future. Moreover, the proposed height of the monopole allows placement of the antennas at a sufficient height so as to permit radio signals to clear any obstructions such as trees and structures while simultaneously providing coverage to the intended service area and allowing for the collocation of one additional wireless carrier at the site.

The new site will resolve the need for adequate coverage in the area and ensure adequate overlapping coverage between and among existing Verizon Wireless sites. Ultimately, it will also allow residents and commuters to experience better quality and diminished dropped calls.

### Description of the building façade and architecture of proposed new buildings and addition

The telecommunications facility will consist of a self-supporting galvanized steel monopole structure with a total height of 90 feet with a steel three-sided antenna platform at the top. Verizon Wireless will have an equipment shelter and a backup generator in the compound



area on a concrete slab. The overall compound area will be enclosed by an 8-foot tall wood fence with a 12 feet wide access gate.

Listing, if known, of all hazardous or toxic substances to be generated, utilized stored, treated and/disposed of on-site and the size and contents of any existing or proposed storage tanks or containers.

There are no known hazardous or toxic substances as set forth in Title 40 of the Code of Federal Regulations parts 116.4, 304.4 and 355.

A statement that the proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards and any applicable conditions, or if any waiver, exception or variance is sought by the applicant from such ordinances, regulations, standards and conditions such shall be specifically noted with the justification for any such modification.

The telecommunications use will be constructed on a property owned and operated by the Fairfax County Park Authority. Per the Fairfax County Zoning Ordinance, monopole structures are permitted on Public Property in the R-3 District with approval of a Special Exception.

The proposed telecommunication use will conform to the requirements of Sections 2-514 (3), 9-103, 9-104 and 9-105 of the Fairfax County Zoning Ordinance. The applicant will address transitional screening and a waiver will be requested as necessary.

### **Compliance with Provisions of Section 9, Special Exceptions**

The proposed facility is in compliance with the Provisions, General Standards and Requirements contained in Section 9 of the Zoning Ordinance as presented in the following:

#### **General Standards (Section 9-006)**

***General Standard 1. The proposed use at the specified location shall be in harmony with the adopted Comprehensive Plan.***

*Applicants' Response:* The 12.5-acre Park property on which the proposed monopole will be located is planned for Public Facilities, Governmental and Institutional use and is currently developed with a public park use. The parcel is adjacent to and associated with two additional parcels also used for park purposes. The location of the monopole and compound is near a mature wooded area to the west between the proposed site and Stringfellow Road and an athletic field with existing tall poles approximately 58 feet in height used for athletic field illumination to the east. The site size and surroundings of the property will minimize impacts on the site and nearby residential areas and the proposed use will not adversely affect the existing or proposed uses envisioned for this general area of the County by the Comprehensive Plan. The use will also be in conformance with the provisions of the Mobile and Land Based Telecommunications section of the Public Facilities element of the Policy Plan.

**General Standard 2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.**

*Applicants' Response:* The proposed property is within the Residential R-3 zoning district and is developed with and surrounded by public park uses. The proposed use will be consistent with the current use of the property and the adjacent lighted athletic fields and will be screened from most residential areas by existing vegetation and wooded areas. The use will not impact watercourses, stream valleys or watersheds nor will degrade wooded, natural and scenic areas or agricultural lands. The overall addition of the facility to the property will not increase the property's impact on surrounding areas.

**General Standard 3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.**

*Applicants' Response:* The proposed telecommunications use will be sited on a large public parcel surrounded by wooded areas that separate the use and most residences. The use is in harmony with the surrounding area and will not affect the existing use or operation of the Park property. The facility will be unmanned, generate no traffic, and have minimal land disturbance.

**General Standard 4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.**

*Applicants' Response:* The proposed telecommunications facility will be unmanned with one (1) or (2) monthly maintenance visits. These additional visits will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood or general area.

**General Standard 5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.**

*Applicants' Response:* The proposal will conform to the provisions of Article 13 of the Zoning Ordinance

**General Standard 6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.**

*Applicants' Response:* The use will not require an open space provision.

**General Standard 7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.**

*Applicants' Response:* The design of the proposed facility will address all utility, drainage, parking, loading and other necessary facility as is necessary and required.

**General Standard 8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.**

*Applicants' Response:* The facility will not require signage.

### **Additional Submission Requirements for Category 1 Uses (Section 9-103)**

In addition to the general standards set forth above, all applications for Category 1 uses shall be accompanied by the following items:

1. Four (4) copies of a map showing the utility system of which the proposed use will be an integral part, together with a written statement outlining the functional relationship of the proposed use to the utility system.

*Applicants' Response:* Attached are radio frequency propagation (coverage) maps that depict the relationship of the proposed telecommunications facility to the existing or proposed Verizon sites in the area with which the proposed use will be integrated. Verizon's objective for this site is to improve wireless coverage along Fair Lakes Parkway, the Fairfax County Parkway, Melville Lane, and Stringfellow Road. A written statement is included with the propagation maps.

2. Four (4) copies of a statement, prepared by a certified engineer, giving the exact technical reasons for selecting the particular site as the location for the proposed facility and certifying that the proposed use will meet the performance standards of the district in which located.

*Applicants' Response:* Statements prepared by certified engineers, giving the technical reasons for selecting the site and certifying that the telecommunications use will meet the performance standards of the R-3 zoning district are included in the application package.

### **Standards for All Category 1 Uses (Section 9-104)**

All Category 1 special exception uses shall satisfy the following standards:

1. Category 1 special exception uses shall not have to comply with the lot size requirements or the bulk regulations set forth for the zoning district in which located.

No response needed.

2. No land or building in any district other than the I-5 and I-6 District shall be used for the storage of materials or equipment, or for the repair or servicing of vehicles or equipment, or for the parking of vehicles except those needed by employees connected with the operation of the immediate facility.

*Applicants' Response:* The land and telecommunications use will not be used for the storage of materials or equipment, or for the repair or servicing of vehicles or equipment, or for the parking of vehicles except those needed for employees on infrequent maintenance visits.

3. If the proposed location of a Category 1 use is in an R district, there shall be a finding that there is no alternative site available for such use in a C or I district within 500 feet of the proposed location; except that in the case of electric transformer stations and telecommunication central offices, there shall be a finding that there is no alternative site available in a C or I district within a distance of one (1) mile, unless there is a substantial showing that it is impossible for satisfactory service to be rendered from an available location in such C or I district.

*Applicants' Response:* There are no alternative sites in a commercial or industrial district within 500 feet of the proposed location suitable for the facility.

4. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans, in the Zoning Ordinance.

*Applicants' Response:* Any future modifications or alterations will comply with the provisions of Article 17 of the Zoning Ordinance.

#### **Additional Special Exception Requirements for Mobile & Land-based Telecommunications Facilities (Section 9-105)**

1. Except for antennas completely enclosed within a structure, all antennas and their supporting mounts shall be of a material or color that closely matches and blends with the structure on which it is mounted.

*Applicants' Response:* Verizon Wireless' antennas will be located on a platform at the top of the monopole. The platform and antenna mounts will match the structure and the antenna faces will be painted to match the structure.

2. Except for a flag mounted on a flagpole, as permitted under the provisions of Par. 2 of Sect. 12-203, no commercial advertising or signs shall be allowed on any monopole, tower, antenna, antenna support structure, or related equipment cabinet or structure.

*Applicants' Response:* There will be no commercial advertising or signs on the monopole structure.



3. If any additions, changes or modifications are to be made to monopoles or towers, the Director shall have the authority to require proof, through the submission of engineering and structural data, that the addition, change, or modification conforms to structural wind load and all other requirements of the Virginia Uniform Statewide Building Code.

*Applicants' Response:* The construction and any future modifications will conform to structural wind load and all requirements of the Virginia Uniform Statewide Building Code.

4. No signals, lights or illumination shall be permitted on an antenna unless required by the Federal Communications Commission, the Federal Aviation Administration or the County, provided, however, that on all antenna structures which exceed 100 feet in height, a steady red marker light shall be installed and operated at all times, unless the Zoning Administrator waives the red marker light requirement upon a determination by the Police Department that such marker light is not necessary for flight safety requirements for police and emergency helicopter operations. All such lights shall be shielded to prevent the downward transmission of light.

*Applicants' Response:* No signals, lights or illumination will be located on the monopole unless required by the County. The applicant will seek a waiver to the County's requirement as specified in Zoning Section 2-514, Paragraph 3H. A steady red light marker will be located on the monopole only if required by the Fairfax County Police Department or the FAA. A waiver of this requirement will be filed with the Zoning Administrator.

5. All antennas and related equipment cabinets or structures shall be removed within 120 days after such antennas or related equipment cabinets or structures are no longer in use.

*Applicants' Response:* All antennas and related equipment will be removed with 120 days in the event no longer in use.

### **COMPLIANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN**

The proposed site is located in the Stringfellow Community Planning Sector (BR4) in the Bull Run Planning District, Planning Area III. There is no specific Plan guidance for the property.

The proposed facility is consistent with and furthers the goals and objectives of the Fairfax County Comprehensive Plan ("Plan"). The location of the use on a large public park property, the overall extent and size of the facility and its relationship with other tall structures on the property, and the compatibility of the proposed facility's character with that of the existing use of the property support its consistency with the Comprehensive Plan.

The applicant submits that the proposed facility is consistent with the stated Objectives of the Policy Plan of the Fairfax County Comprehensive Plan concerning Mobile and Land-Based Telecommunication Services as described below.



## 2232 PUBLIC FACILITY REVIEW (Telecommunications)

**County of Fairfax, Virginia  
Application for Determination  
Pursuant to  
Virginia Code Section 15.2-2232**

\*\*\* This area to be completed by staff \*\*\*

**APPLICATION NUMBER** 2232-S17-25

(Please Type or Clearly Print)

### PART I: APPLICATION SUMMARY

#### LOCATION OF PROPOSED USE

Address 6515 Stringfellow Road  
 City/Town Chantilly Zip Code 20151  
 Place Name (if at County facility) Greenbriar Park  
 Tax Map I.D. Number(s) 0453 01 0010  
 Fairfax County Supervisor District Springfield  
 Total Area of Subject Parcel(s) 12.5043 acres  
 Zoning District Residential R-3

#### APPLICANT(S)

Name (Company or Agency) Verizon Wireless  
 Agent Name Frank W. Stearns  
 (Note: Failure to notify County of a change in agent may result in application processing delays)  
 Agent's Mailing Address 201 Liberty Street  
 City/Town Leesburg State VA Zip Code 20175  
 Telephone Number (703) 726-2547 Fax (703) 549-5385  
 E-mail fwstearns@donohuestearns.com  
 Secondary Contact (Must Be Provided) Josh Schakola  
 Telephone Number (703) 969-9309 E-mail joshuaschakola@mastec.com

**PROPERTY OWNER(S) OF RECORD**

Owner Fairfax County Park Authority  
Street Address 12055 Government Center Parkway, Suite 927  
City/Town Fairfax State VA Zip Code 22035  
Has property owner been contacted about this proposed use? Yes ☒ No ☐

**BRIEF DESCRIPTION OF PROPOSED USE**

Proposed telecommunications facility consisting of a monopole with an overall height of 90 feet and related equipment located in a 1,709 square foot fenced compound. The monopole at the compound will be designed to accommodate up to two telecommunications providers. Verizon Wireless will be located at the top of the monopole.

**PRIOR TELECOMMUNICATIONS APPROVAL(S)**

Research and provide all previous 2232, 456, 6409, or "Feature Shown" (FS) approvals for the applicant carrier that is the subject of this application. Provide explanation for any conflicting information between previous approval(s) of record and the information shown in this current application.

None

**PRIOR ZONING APPROVAL(S)**

Research and provide previous zoning approvals (RZ, SE, SP, VC, etc.) for all uses on site such as proffered conditions, special exceptions, special permits, variances, or development plans. This applies to any carrier with telecommunication equipment on the subject property.

None

**SIGNATURE**

The undersigned acknowledges that additional Fairfax County land use review requirements may be identified during the review of this 2232 Review application and the fulfillment of such requirements is the responsibility of the applicant. The undersigned also acknowledges that all Fairfax County Zoning Ordinance requirements pertaining to this project shall be fulfilled.

In the event a new agent is assigned responsibility for this application, the applicant agrees to provide a letter to the Department of Planning and Zoning authorizing the transfer of responsibility for the application and providing all new contact information. In the event the applicant fails to notify County staff of a change in agent, the application may be subject to processing delays.

Signature of Applicant or Agent



Date Submitted May 8, 2017 with revisions 10/17/17

**Submit completed application to:**

**Chris Caperton, Chief, Facilities Planning Branch  
Fairfax County Department of Planning and Zoning  
12055 Government Center Parkway, Suite 730  
Fairfax, Virginia 22035-5507  
(703) 324-1380**



**PART II: TELECOMMUNICATION USES**  
*(Do not submit for non-telecommunications public facility uses)*

**A. TYPE OF PROPOSED FACILITY** Check the appropriate box(es) and provide the required information

	<b>Yes</b>	<b>No</b>
New monopole* or tower	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Collocation on existing monopole or tower	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Collocation on building facade or rooftop	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Collocation on replacement light pole or utility pole	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Located in utility or transportation easement and/or right-of-way	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Modification to approved telecommunications facility	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Collocation on other structure _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>

*\*Including treepoles, flagpoles and other freestanding stealth structures.*

**B. EXISTING ANTENNAS(S) TO BE REMOVED AND/OR TO REMAIN** Provide a separate page for each provider listed as part of the application

Provider \_\_\_\_\_

Model # or name	Type Panel, Dish, Omni	QTY	Height/ Diameter	Width/ Diameter	Remove or Remain	Location height on the structure

**C. NEW ANTENNA(S)** Provide a separate page for each provider listed as part of the application

Model # or name	Type Panel, Dish, Omni	QTY	Height	Width	Diameter	Location height on the structure
X7C-FRO-840-V	Panel	2	98.5"	18.8"		90' agl
X7C-FRO-860-V	Panel	2	96.0"	14.6"		90' agl
QAP-FRO-640-V	Panel	4	72.0"	18.8"		90' agl
QAP-FRO-660-V	Panel	4	72.0"	14.6"		90' agl

Existing structure color: grey Antenna color: greyIs antenna painted to match existing structure? Yes ☐ No ☒If No, please explain: Structure is newWill the antennas be screened? Yes ☐ No ☒

If Yes, describe the screening to be provided: \_\_\_\_\_

Will the antennas be flush-mounted to the structure on which they are located? Yes ☐ No ☒If No, please explain: Antennas will be mounted to a platform.

Additional information:

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**D. EXISTING EQUIPMENT TO BE REMOVED AND/OR TO REMAIN**

Model # or name	Type Cabinet, shelter, telco or generator	QTY	Height	Width	Depth	Location	Remove or Remain

**E. NEW EQUIPMENT**

<b>Model # or name</b>	<b>Type Cabinet, shelter, telco or generator</b>	<b>QTY</b>	<b>Height</b>	<b>Width</b>	<b>Depth</b>	<b>Location</b>
Verizon	Shelter	1	10'-0.5"	16' -10.5"	11'-6"	inside fenced compound
Propane	Generator	1	66"	110"	40"	inside fenced compound
Propane	Tank	1	48"	119"	37"	inside fenced compound

Describe how the equipment cabinet or shelter will be screened, including material, color (and, as applicable, fence height).

Equipment will be inside a compound enclosed by an 8' tall wood fence abutting an existing masonry FCPA storage building.

**2232 Review  
Statement of Justification**

**Telecommunications Facility  
Greenbriar Park, 4515 Stringfellow Road, Chantilly, VA 20151**

**APPLICANT:** Verizon Wireless

**SITE NAME:** “Stringfellow”

**LOCATION:** Greenbriar Park, 4515 Stringfellow Road, Chantilly, VA 20151

**PARCEL:** 0453 01 0010

**SUPERVISOR DISTRICT:** Springfield

**Background:**

Pursuant to Section 15.2-2232 of the Code of Virginia, Verizon Wireless (“VZW”) respectfully requests that a proposed telecommunications facility consisting of a monopole (“monopole”) with an overall height of 90 feet and a related equipment compound at the base be approved at the Greenbriar Park, 4515 Stringfellow Road in the Springfield District. The monopole will replace an existing light pole used for field illumination on the property.

Verizon Wireless has an application in process with the Fairfax County Park Authority to establish a telecommunications facility on the park property. The monopole and compound will be located on the northwest portion of the property, west of an existing athletic field and east of Stringfellow Road. The facility is designed to accommodate up to a total of two telecommunications carriers. Verizon Wireless will be located at the top position on the monopole with antennas mounted with a RAD center of 90 feet above ground level. Antenna space for one other carrier will be available on the monopole at a level of 80 feet above ground level. A detailed depiction of the telecommunications facility is provided on the Engineering Drawings prepared by BC Architects Engineers stamped and dated October 3, 2017 and included with this application package.

The Property is owned by the Fairfax County Park Authority and totals 12.5 acres in size. It adjoins two other properties also owned by the Fairfax County Park Authority and used for park purposes. The total acreage of the 3 connected parcels is 49.0 acres. They are planned for Public Facilities, Governmental and Institutional Use and zoned R-3 (Residential at 3 units to the acre). Telecommunication Uses are a permitted by Special Exception on property owned by a governmental entity such as the subject Fairfax County Park Authority property.

The monopole will be located in a fenced compound area along with associated equipment s used to support the service. The monopole will be located near an existing mature wooded area east of Stringfellow Road and west of a lighted athletic field with bleacher seating. There are 4 existing light poles approximately 58 feet in height used for athletic field illumination on the west side of the athletic field near the monopole’s proposed location. Verizon Wireless will install 12 platform mounted panel antennas on the top of the new structure.



At the base of the proposed monopole will be an equipment compound that measures 1,709 square feet in area and abuts an existing masonry park storage building on its south side. The other three sides of the compound will be enclosed by an 8-foot tall wood fence to create a solid visual barrier and conceal the equipment from view. Verizon Wireless' equipment shelter and related equipment and that of any future carrier will be located within the fenced compound area. The Verizon Wireless equipment will consist of an equipment shelter measuring 16 feet 10.5 inches long by 11 feet 6 inches deep by 10 feet 0.5 inches high, a propane generator and tank, and a Telco cabinet.

The facility will operate as a cellular base station in the wireless telecommunications networks of Verizon Wireless and one additional provider. Attached to the application is Verizon Wireless' RF justification letter and propagation maps that detail the area to be covered by the new facility and the existing network coverage.

The proposed use is benign and will not generate noise, light, dust, glare, vibration, fumes or odors. The traffic generated will be very minimal. The proposed use does not present a threat to the public health, safety or welfare and will not impact radio, television or telephone reception. It will have no negative impact upon the air and water quality, nor will it impact any existing environmental features on the subject property.

#### **Requirements for Proposed Use:**

The area served by the proposed telecommunications use is depicted on Verizon Wireless' radio frequency coverage included in the application package. The maps show the area presently covered by Verizon Wireless' other immediate sites in this vicinity, labeled as "Frog Branch", "Fair Oaks" and "Willowsprings", and the projected improvement anticipated after installation of the proposed telecommunications use at the Greenbriar Park site (labeled "Stringfellow"). The propagation maps illustrate the improved coverage that will result with the addition of the new telecommunications facility at the Greenbriar Park site.

Verizon Wireless' objective for this site is to provide and improve wireless coverage along Fair Lakes Parkway, Fairfax County Parkway, Melville Lane and the surrounding residential areas. The site will enhance in-building coverage to the residential communities in this area of the County, particularly those along Stringfellow Road. Growing wireless use and traffic in this area limit the capacity of neighboring sites to deliver quality and reliable service. The proposed site will relieve some of this traffic so that service does not further degrade.

To achieve the desired coverage and capacity within the intended geographical area, each antenna facility must be strategically located so as to ensure maximum coverage and a minimum overlap with each other facility in the area. Because of the low power of the system, the antennas are effective only within a limited geographical area. Thus, each facility site is subject to technical and geographical constraints in order to provide reliable and efficient service. The proposed facility is necessary to meet Verizon Wireless' objectives for the area and will further satisfy similar needs of other wireless telecommunications carriers in the future. Moreover, the proposed height of the

monopole allows placement of the antennas at a sufficient height so as to permit radio signals to clear any obstructions such as trees and structures while simultaneously providing coverage to the intended service area and allowing for the collocation of one additional wireless carrier at the site.

The new site will resolve the need for adequate coverage in the area and ensure adequate overlapping coverage between and among existing Verizon Wireless sites. Ultimately, it will also allow residents and commuters to experience better quality and diminished dropped calls.

### **Anticipated Impacts On Adjoining Properties:**

The monopole will be located in the northwest portion of a large public park property totaling 12.5043 acres and surrounded by other parkland. The Park Authority owns two adjacent 13 acre parcels to the east and the north, an adjacent 24-acre parcel to the south and an adjacent 21.1 acre parcel to the west. The entire immediate area around the Greenbriar Park site property has substantial tree cover around the perimeter.

While much of the general surrounding area is planned, zoned and developed with residential uses, overall tree cover and the other stadium lights on the park property will provide a visual backdrop for the proposed monopole structure, providing context and mitigating views. Trees on the adjacent properties along the park property line, distance to residences and the presence of number tall stadium lights on park's athletic fields will also provide visual mitigation. The location amongst a grouping of several large public properties will also serve to separate the facility from most residences.

The proposed facility will have no impact on traffic or parking as the facility will be unmanned and does not generate vehicular traffic other than approximately once a month for a technician to visit to ensure everything is in proper working order. The technician uses a standard vehicle and will have access to the structure and compound via the parking lot adjacent to the compound area. There is no perceptible noise generated by the facility and there will be no interference with electronic equipment for telephone, television, radio or other electronic uses.

### **Alternative Sites Considered for the Proposal:**

The proposed monopole will be located to fill an existing service void and address capacity issues, particularly areas to the south and east of the Greenbriar Park site between Fair Lakes Parkway and Fairfax County Parkway. This overall area is characterized by existing low to medium single-family residential development and collocation on tall existing tall buildings or structures in the area is not an option. Most of the non-residential use properties in the immediate search area are public, institutional or utility sites. They include Rocky Run Stream Valley Park to the east and west, Rocky Run Middle School to the north, Poplar Tree Park and St. Paul Catholic Church to the south, and a Dominion Power transmission pole to the southeast. The stream valley park is generally undeveloped but has a stream and potential wetlands running through the property so it is not a suitable location for a telecommunications use. The Rocky Run Middle School Site is developed with athletic fields but has no athletic lights that can be replaced. A telecommunication facility at this site would be relatively close to nearby residences and offers little advantage to mitigate visual

impacts over the selected public site. Options at the Catholic Church, Poplar Tree Park and Dominion Power transmission line are too close to other existing on-air Verizon Wireless sites and do not meet RF requirements.

## **RELATIONSHIP OF THE PROPOSAL TO THE COMPREHENSIVE PLAN**

The proposed site is located in the Stringfellow Community Planning Sector (BR4) in the Bull Run Planning District, Planning Area III. There is no specific Plan guidance for the property.

The proposed facility is consistent with and furthers the goals and objectives of the Fairfax County Comprehensive Plan ("Plan"). The location of the use on a large public park property, the overall extent and size of the facility and its relationship with other tall structures on the property, and the compatibility of the proposed facility's character with that of the existing use of the property support its consistency with the Comprehensive Plan.

The applicant submits that the proposed facility is consistent with the stated Objectives of the Policy Plan of the Fairfax County Comprehensive Plan concerning Mobile and Land-Based Telecommunication Services as described below.

### **General Guidelines**

**Objective 43: In order to provide for the mobile and land-based telecommunication network for wireless telecommunication systems licensed by the Federal Communications Commission, and to achieve opportunities for the co-location of related facilities and the reduction or elimination of their visual impact, locate the network's necessary support facilities which include any antennas, support structures and equipment buildings or boxes in accordance with the following policies.**

***Policy a. Avoid the construction of new structures by locating proposed telecommunication facilities on available existing structures such as rooftops, telecommunication and broadcast support structures, electrical utility poles and towers, and water storage facilities when the telecommunication facilities can be placed inconspicuously to blend with such existing structures.***

Within the search area the development pattern is comprised primarily of low to medium density residential and public uses and there are no tall buildings suitable for collocation in the immediate area. The nearby stadium lights to the east of the monopole's location are approximately 58 feet in height and provide a backdrop to the structure. The only other tall existing structures in or near the search area are other light poles on the subject property, light poles at Poplar Tree Park to the southwest, and an electrical transmission line to the southeast of the proposed location. The location selected for the monopole is near an existing parking area that provides ease of access to the site and facility and is adjacent to an existing masonry storage building that can be combined with the proposed equipment compound and provide partial screening of the equipment.

**Policy b. When existing structures are not available for co-location, or co-location is not appropriate because of adverse visual impacts or service needs, locate new structures that are required to support telecommunication antennas on properties that provide the greatest opportunity to conceal the telecommunication facilities and minimize their visual impact on surrounding areas.**

The proposed facility will be located on a relatively large 12.5-acre publicly owned parcel adjoining other parkland on a portion of the site that is near to a wooded area to the west and stadium light poles to the east. The backdrop of mature hardwood trees and other stadium lights in this area of the site will provide a natural setting for the proposed structure, reinforcing the design and providing a buffer with areas surrounding the property. This location also removes the structure from most residential properties. While the facility will be visible from some surrounding vantage points, the facility's design and context to the adjacent stadium lights and nearby mature trees and wooded settings, and distance will reduce its visibility and prominence.

There is ample space in this area of the property to locate the 1,709 square feet equipment compound in a cleared area that is immediately off the parking lot and next to an existing masonry storage building that will partially screen the equipment compound. An eight (8) foot high wood fence will secure the compound and provide additional screening.

**Policy c. When new structures or co-locations are required to serve residential neighborhoods, consider minimizing visual impacts on the surrounding area by utilizing camouflage structure design and/or micro-cell technologies or similar miniaturization technologies, such as distributed antenna systems (DAS), if feasible.**

The proposed structure will be compatible with the other existing stadium lights at the athletic fields on the park property and will be located near a wooded area. The facility will blend with the other stadium lights on the park and be screened from most surrounding properties by the existing woodland on the site and in the area.

**Policy d. When multiple sites provide similar or equal opportunity to minimize impacts, public lands shall be the preferred location.**

The subject property is publicly owned and operated by the Fairfax County Park Authority. The features of this public site provide an excellent opportunity for screening and buffering and an appropriate setting for the proposed monopole structure. Other available public sites in the area with an accessible location for a telecommunications facility provide no greater advantage for screening and locating the facility and providing compatibility with existing development.

**Policy e. Locate mobile and land based telecommunication facilities on public property only after a lease agreement between the County, or related board or authority, and service providers has been established.**

Verizon Wireless is in the process of entering into a lease agreement with Fairfax County Park Authority to construct and locate the proposed facility on the Greenbriar Park site.



**Policy f: Ensure that the use of public property by mobile and land based telecommunication facilities does not interfere with the existing or planned operational requirements of the public use and complies with adopted policies and plans to protect natural resources.**

The applicant has worked closely with Fairfax County Park Authority to locate the proposed monopole structure to ensure that there will be no impact on the existing and future public use of the subject property. The administrative office of the Fairfax County Park Authority has approved the location on site.

**Policy g. Co-locate mobile and land-based telecommunication facilities operated by different service providers on single sites and /or structures whenever appropriate. Locate single-use structures on a property only when a co-location structure for multiple service providers is not desirable or feasible due to technological differences, site limitations or visual impact concerns.**

The proposed monopole will be designed to hold an additional telecommunication carrier at a RAD center of 80 feet above the ground. Sufficient space and lease area is available for the compound area and all related equipment in the fenced area near the structure.

**Policy h. Ensure that the height of the proposed telecommunication facility is no greater than necessary to allow for co-location on the telecommunication facility based on its service area requirements while still mitigating the visual impact of the facility.**

The 90 feet overall height of the proposed monopole is the minimum height required to meet the technical requirements of Verizon Wireless and to provide for the coverage objectives of an additional carrier. The height and appearance of the structure is in context with the surrounding stadium light poles.

**Policy i. When new structures, co-locations and/or technologies (such as distributed antenna systems, micro-cell technology or miniaturization technology) are necessary to meet the service area requirements for the residential neighborhood(s), ensure that the height and mass of any appropriate co-location on the telecommunication facility is in character with the surrounding residential area and mitigates the visual impact of the facility on the surrounding residential area.**

The height and mass of the proposed structure is in general context with stadium light standards on the park property and the design will be of a character consistent with the adjacent stadium light poles. Extensive areas of mature vegetation on the surrounding park property and general area will provide further mitigation. The structure can accommodate one additional telecommunications provider without impacting the character of the surrounding residential area.

**Policy j: Design, site and/or landscape proposed telecommunication facilities to minimize impacts on the character of the property and surrounding areas. Demonstrate the appropriateness of the design through facility schematics and plans which detail the type,**



**location, height, and material of the proposed structures and their relationship to other structures on the property and surrounding areas.**

The proposed facility will be located on the northwest portion of the park property adjacent to a wooded area along the property line. The site plan and related zoning drawings show the design of the structure and compound area and their relationship to the existing park property and nearby properties. Aerial photos and photo-simulations are also provided with the application to demonstrate the structure's relationship to adjacent and surrounding properties and uses. The stadium light pole design will be compatible and consistent with the public park site. The proposed structure will not negatively impact the existing park use or the character of the surrounding residential properties. The structure will be located so as to blend and be in context with the athletic areas on the property. The equipment compound will be enclosed with a wood fence and associated with an existing masonry storage building on the site to conceal the shelters and cabinets.

**Policy k: Demonstrate that the selected site for a new telecommunication facility provides the least visual impact on residential areas and the public way, as compared with alternate sites. Analyze the potential impacts from other vantage points in the area, especially from residential properties, to show how the selected site provides the best opportunity to minimize its visual impact on the area and on properties near the proposed site.**

The photo simulations that are enclosed with the application demonstrate the appropriateness of utilizing the selected public site. The photo simulations include 8 vantage points and the appearance of the structure when constructed. The design and materials of the proposed monopole will be in context with the other nearby stadium light poles on the park property and, in general, views from most properties throughout the area will be mitigated by mature vegetation and distance. The only views of the proposed structure will be from the parking lot immediately adjacent to the facility and southwest of the site on Sand Rock Lane. The view from the parking lot is most prominent but is among other stadium lights. The structure from the southwest blends with the existing transmission line and other stadium lights. Other views throughout the area are included and noted as not visible.

**Policy I: A key concept in assessing telecommunication facilities is mitigation which is defined as actions taken to reduce or eliminate negative visual impacts. Mitigate the visual impact of proposed telecommunication facilities and their equipment, by using effective design options appropriate to the site such as:**

- **\_Design, site and/or landscape the proposed facility to minimize impacts on the character of the area;**
- **\_Locate proposed telecommunication facilities near or within areas of mature vegetation and trees that effectively screen or provide an appropriate setting for the proposed structure provided such location does not adversely impact sensitive resources or cause fragmentation of forested communities. When viewed in context, consider perspective views, relative topography and other factors, to mitigate the visual presence and prominence of the structure;**
- **\_Blend proposed telecommunication facilities with an existing pattern of tall structures;**

- **\_Obscure or block the views of proposed telecommunication facilities with other existing structures, vegetation, tree cover, or topographic features to the maximum extent feasible; and**
- **\_Replace existing telecommunication facilities with taller structures or extend their overall height to reduce the need for another structure when such height increases or structure replacements are visually appropriate to the site, including the surrounding area and are consistent with the type, style and pattern of the existing structure.**

The visual impact of the proposed 90 feet tall structure will be mitigated by the 8 stadium light poles at the athletic field to the east as well as to a lesser extent another 12 light poles at other athletic fields to the east and south at the Greenbriar Park. This location provides context with the other poles and a natural backdrop and setting for the structure. While visible from some locations, most views of the structure will be mitigated or mostly obscured by existing vegetation. The compound area will be screened from view with an eight-foot high wood fence and by an adjacent masonry storage structure used for park purposes.

**Policy m: Locate telecommunication facilities to ensure the protection of historically significant landscapes and cultural resources. The views of and vistas from architecturally and/or historically significant structures should not be impaired or diminished by the placement of telecommunication facilities.**

The proposed use will not adversely impact historically significant landscapes or views or detract from any architecturally or historically significant structures in the area.

**Policy n. Site proposed facilities to avoid areas of environmental sensitivity, such as steep slopes, floodplains, wetlands, environmental quality corridors, and resource protection areas.**

The proposed use will not impact any environmentally sensitive areas.

**Policy o. Site proposed facilities to allow for future expansion and with corresponding levels of screening to accommodate expansion.**

The proposed structure and leased compound area on a 12+ acre public parcel will provide ample space for 2 telecommunication carriers while maintaining levels of screening and a natural setting for the use.

**Policy p. Design and site proposed telecommunication facilities to preserve areas necessary for future right-of-way dedication and ancillary easements for construction of road improvements.**

The proposed location of the proposed use is not within a public road right-of-way and will not impact any future right-of-way expansion and easements for road improvements should they be necessary.

**Policy q. Locate and construct antennas used for purposes other than mobile and land-based telecommunication services in accordance with the same guidelines established in this "Mobile and Land-Based Telecommunications Services" section.**

The proposed monopole is for mobile and land based purposes.

**Objective 44: Design proposed telecommunication facilities to mitigate their visual presence and prominence, particularly when located in residential areas, by concealing their intended purpose in a way that is consistent with the character of the surrounding area. (See Figures 11 and 12).**

**Policy a. Disguise or camouflage the appearance of proposed telecommunication facilities to resemble other man-made structures and natural features (such as flagpoles, bell towers, and trees) that are typically found in a similar context and belong to the setting where placed.**

The proposed use will be near mature vegetated areas and a backdrop with numerous tall light poles used for stadium illumination. The will reduce the facility's prominence and visual presence.

**Policy b. Design proposed telecommunications facilities that are disguised and camouflaged to be of a bulk, mass and height typical of and similar to the feature selected.**

The design, bulk, mass, and height of the structure is consistent with that of a stadium light pole and will appear in general context with the portion of the athletic field park site on which it is located.

**Policy c: Use other new and existing structures and vegetation of comparable form and style to establish a grouping that complements a camouflaged telecommunication facility and supports its design, location and appearance.**

The monopole will blend with existing nearby stadium light poles used for athletic field illumination on this portion of the Park site. Nearby wooded areas and parkland will help obscure the proposed facility from most vantage points. Other existing vegetation and the general tree cover throughout the surrounding residential areas, as well as the distance to residential areas, will serve to mitigate views of the proposed use.

## **Conclusions**

In light of the foregoing and the reasons stated, Verizon Wireless submits that this proposal is in compliance with the Fairfax County Comprehensive Plan and Zoning Ordinance and respectfully requests that the 2232 Review Application be approved.



April 20, 2017

**Statement of Certified Engineer  
Site Selection and Performance Standards**

Site Name: Stringfellow  
Site Address: 4515 Stringfellow Road, Chantilly VA 20151  
Latitude (NAD83) 38.867458  
Longitude (NAD83) -77.406069



The site at 4515 Stringfellow Road was selected by Verizon Wireless to provide and improve wireless coverage along RT 645, Point Pleasant Dr, Middle Ridge Dr and part of Fairfax County Pkwy. The site will also enhance in-building coverage to the neighboring businesses and residential communities.

In addition to improving coverage, the proposed site would provide relief to neighboring macro cells such as Willow Springs, Frog Branch, Fair Oaks and Fair Lakes. These cells are currently exhausted in terms of the number of active users on voice data usage at the each site, the consequence of which can result in slow throughputs and blocked or dropped connections. The site would offload traffic to these cells thereby improving service and speeds for users in the areas they serve.

The proposed Verizon Wireless macro site and all existing macro sites are providing coverage and capacity to heavily traveled stretches of I-66, RT50, Stringfellow Rd and Fair Fax Co Pkwy. Furthermore, the proposed macro and existing macro sites will provide coverage to the residential and commercial uses in the area, which are in need of significant capacity relief due to densification of area.

In summary, the proposed Stringfellow macro site will meet the objective of providing adequate coverage and capacity goals. In addition, the proposed macro site will provide overlapping coverage between and among existing Verizon sites. Ultimately, surrounding residential and commercial facilities will experience a higher quality of wireless network service.

Naod Desta  
Radio Frequency Engineer  
7600 Montpelier Rd  
Laurel, MD 20723



APPENDIX 4

Existing View



06/12/2014 09:26



















06/12/2014 09:48





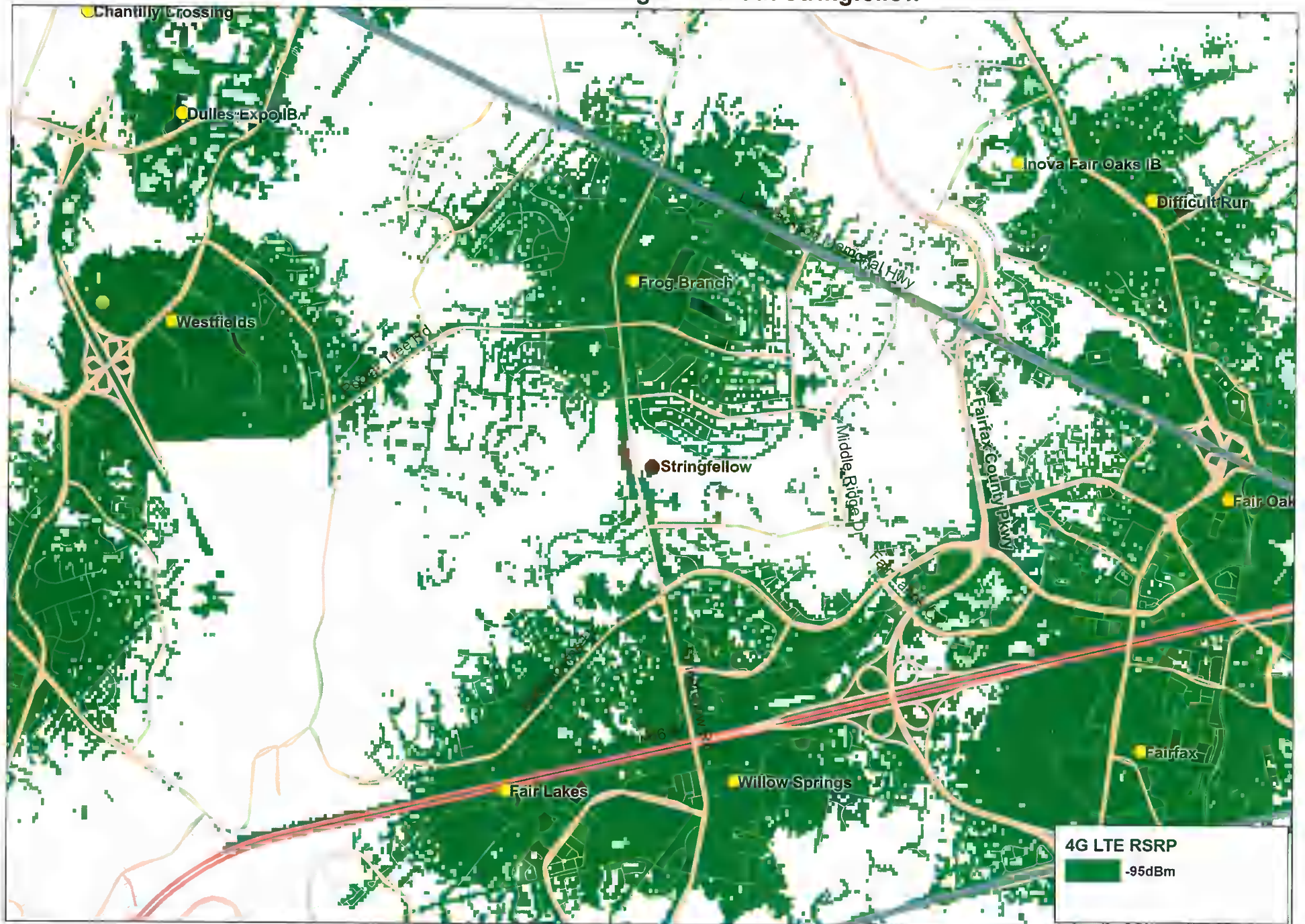
06/12/2014 09:50



06/12/2014 09:54

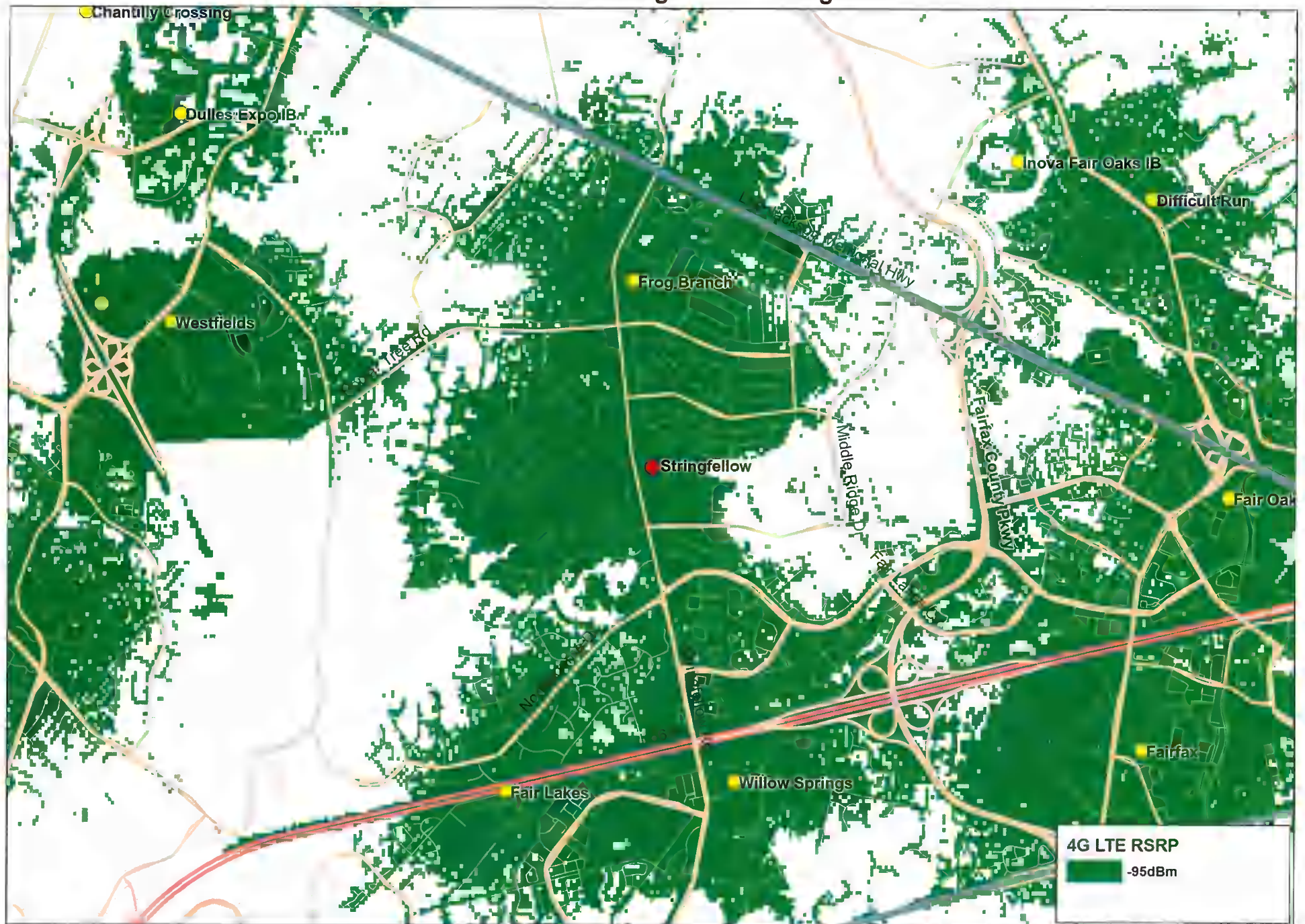


## VZW - 4G LTE Coverage - Without Stringfellow





## VZW - 4G LTE Coverage - With Stringfellow



**SPECIAL EXCEPTION AFFIDAVIT**

DATE: October 2, 2017  
 (enter date affidavit is notarized)

141293 a

I, Frank W. Stearns, do hereby state that I am an  
 (enter name of applicant or authorized agent)

(check one)      ☐ applicant  
                          ☒ applicant's authorized agent listed in Par. 1(a) below

in Application No.(s): SE 2017-SP-018  
 (enter County-assigned application number(s), e.g. SE 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,\* and, if any of the foregoing is a **TRUSTEE,\*\*** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(**NOTE:** All relationships to the application listed above in **BOLD** print are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Celleo Partnership d/b/a Verizon Wireless Brian Stover, Agent • Naod Desta, Agent	7600 Montpelier Road, 2nd Floor Laurel, MD 20723	Applicant Tax Map 0453 01 10
MasTec Network Solutions LLC Josh Schakola Ginger Bcaudoin	9108 Guilford Avenue, Suite A Columbia, MD 21045	Real Estate Consultants for Verizon Wireless
BC Architects Engineers, PLC Christopher D. Morin Brian M. Quinn	5661 Columbia Pike Falls Church, VA 22041	Architects/Agents for Verizon Wireless
Donohue & Stearns, PLC Frank W. Stearns Edward L. Donohue	201 Liberty Street Leeshurg, VA 20175	Attorneys/Agents for Verizon Wireless

(check if applicable)

☒ There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception Attachment to Par. 1(a)" form.

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

\*\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).



## Special Exemption Attachment to Par. 1(a)

DATE: October 2, 2017  
(enter date affidavit is notarized)

141293a

for Application No. (s): SE 2017-SP-018  
(enter County-assigned application number (s))

**(NOTE):** All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel (s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in <b>BOLD</b> above)
• Millennium Engineering, PC Paul A. Dugan Michael Fischer, PE Anthony Handley	132 Jaffrey Road Malvern, PA 19355	• Former RF Engineers/Agents for Verizon Wireless
• Waterford Consultants LLC Marc Geddio Steve Baier-Anderson Thomas W. Ferguson	201 Loudoun Street SE, Suite 300 Lecshurg, VA 20175	RF Engineers/Agents for Verizon Wireless
Fairfax County Park Authority Agents: David Bowden Cynthia McNeal Laura Finks	12055 Government Center Parkway, Suite 927 Fairfax, VA 22035	Owner/Agent Tax Map 0453 01 10

(check if applicable)

[ ]

There are more relationships to be listed and Par. 1(a) is continued further on a "Special Exemption Attachment to Par. 1(a)" form.

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: October 2, 2017  
(enter date affidavit is notarized)

141293a

for Application No. (s): SE 2017-SP-018  
(enter County-assigned application number(s))

1(b). The following constitutes a listing\*\*\* of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(**NOTE:** Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

**CORPORATION INFORMATION**

**NAME & ADDRESS OF CORPORATION:** (enter complete name and number, street, city, state, and zip code) Bell Atlantic Mobile Systems, LLC  
One Verizon Way  
Basking Ridge, NJ 07920

**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.  
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.  
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF SHAREHOLDERS:** (enter first name, middle initial and last name)  
MCI Communication Services, Inc.

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit Attachment 1(b)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

**Special Exception Attachment to Par. 1(b)**

DATE: October 2, 2017  
(enter date affidavit is notarized)

141293a

for Application No. (s): SE 2017-SP-018  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

MCI Communications Services, Inc.  
One Verizon Way  
Basking Ridge, NJ 07920-1097

**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

MCI Broadband Solutions, Inc.

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

MCI Broadband Solutions, Inc.  
901 International Parkway  
Lake Mary, FL 32746

**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Terremark Worldwide, Inc.

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

**Special Exception Attachment to Par. 1(b)**

DATE: October 2, 2017  
(enter date affidavit is notarized)

141293 a

for Application No. (s): SE 2017-SP-018  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Teremark Worldwide, Inc.  
One Biscayne Tower  
2 South Biscayne Boulevard, Suite 2800  
Miami, FL 33131

**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.  
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.  
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Verizon Business Network Services, Inc.

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Verizon Business Network Services, Inc.  
One Verizon Way  
Basking Ridge, NJ 07920

**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.  
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.  
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

MCI Communications Corporation

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

**Special Exception Attachment to Par. 1(b)**

DATE: October 2, 2017  
(enter date affidavit is notarized)

141293a

for Application No. (s): SE 2017-SP-018  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

MCI Communications Corporation  
One Verizon Way  
Basking Ridge, NJ 07920

**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Verizon Business Global, LLC

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Verizon Business Global, LLC  
One Verizon Way  
Basking Ridge, NJ 07920

**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Verizon Communications, Inc.

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.



**Special Exception Attachment to Par. 1(h)**

DATE: October 2, 2017  
(enter date affidavit is notarized)

14293a

for Application No. (s): SE 2017-SP-018  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Verizon Communications, Inc.  
140 West Street  
New York, NY 10007

**DESCRIPTION OF CORPORATION:** (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☒ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

GTE Wireless Incorporated  
One Verizon Way  
Basking Ridge, NJ 07920

**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

GTE Corporation

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

**Special Exemption Attachment to Par. 1(b)**

DATE: October 2, 2017  
(enter date affidavit is notarized)

141293a

for Application No. (s): SE 2017-SP-018  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

GTE Corporation  
140 West Street  
New York, NY 10007

**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Verizon Communications Inc.

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

JV PartnerCo, LLC  
One Verizon Way  
Basking Ridge, NJ 07920

**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Verizon Americas Inc.

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued further on a "Special Exemption Attachment to Par. 1(b)" form.

**Special Exception Attachment to Par. 1(b)**

DATE: October 2, 2017  
(enter date affidavit is notarized)

141293a

for Application No. (s): SE 2017-SP-018  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Verizon Americas Inc.  
One Verizon Way  
Basking Ridgc, NJ 07920

**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Verizon Americas Holdings, Inc.

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Verizon Americas Holdings, Inc.  
901 International Parkway  
Lake Mary, FL 32746

**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Verizon Americas Finance 2 Inc.

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

**Special Exception Attachment to Par. 1(b)**

DATE: October 2, 2017  
(enter date affidavit is notarized)

141293a

for Application No. (s): SE 2017-SP-018  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Verizon Americas Finance 2 Inc.  
One Verizon Way  
Basking Ridge, NJ 07920

**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Verizon Americas Finance 1 Inc.

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Verizon Americas Finance 1 Inc.  
One Verizon Way  
Basking Ridge, NJ 07920

**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Verizon Communications Inc.

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

**Special Exemption Attachment to Par. 1(b)**

DATE: October 2, 2017  
(enter date affidavit is notarized)

141293a

for Application No. (s): SE 2017-SP-018  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Verizon Holdings LLC  
One Verizon Way  
Basking Ridge, NJ 07920

**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Verizon Americas Inc.

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Donohue & Stearns, PLC  
117 Oronoco Street  
Alexandria, VA 22314

**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Edward L. Donohue  
Frank W. Stearns

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued further on a "Special Exemption Attachment to Par. 1(b)" form.



**Special Exception Attachment to Par. 1(b)**

DATE: October 2, 2017  
(enter date affidavit is notarized)

141293a

for Application No. (s): SE 2017-SP-018  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

MasTec Network Solutions LLC  
800 S. Douglas Road, Suite 1200  
Coral Gables, FL 33134

**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.  
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.  
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

MasTec, Inc., a FL corporation

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

MasTec, Inc.  
800 S. Douglas Road, Suite 1200  
Coral Gables, FL 33134

**DESCRIPTION OF CORPORATION:** (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.  
☒ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.  
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Jorge Mas, Chairman of the Board

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

**Special Exception Attachment to Par. 1(b)**

DATE: October 2, 2017  
(enter date affidavit is notarized)

141293a

for Application No. (s): SE 2017-SP-018  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

BC Architects Engineers, PLC  
5661 Columbia Pike  
Falls Church, VA 22041

**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.  
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.  
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Christopher D. Morin  
Brian M. Quinn

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

- Millennium Engineering, PC (Former RF Consultant)  
132 Jaffrey Road  
Malvern, PA 19355

**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.  
☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.  
☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Paul A. Dugan

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

**Special Exception Attachment to Par. 1(b)**

DATE: October 2, 2017  
(enter date affidavit is notarized)

141293 a

for Application No. (s): SE 2017-SP-018  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

- Waterford Consultants LLC  
201 Loudoun Street SE, Suite 300  
Leesburg, VA 20175

**DESCRIPTION OF CORPORATION:** (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Thomas W. Ferguson

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Fairfax County Park Authority  
12055 Government Center Parkway, Suite 927  
Fairfax, VA 22035

**DESCRIPTION OF CORPORATION:** (check one statement)

- ☐ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Fairfax County Park Authority is a public  
body and does not have any shareholders

(check if applicable) ☐ There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Information added.

## SPECIAL EXCEPTION AFFIDAVIT

DATE: October 2, 2017  
(enter date affidavit is notarized)

141293 a

for Application No. (s): SE 2017-SP-018  
(enter County-assigned application number(s))

1(c). The following constitutes a listing\*\*\* of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

## PARTNERSHIP INFORMATION

**PARTNERSHIP NAME & ADDRESS:** (enter complete name, and number, street, city, state, and zip code)

Cellco Partnership d/b/a Verizon Wireless  
One Verizon Way  
Basking Ridge, NJ 07920

(check if applicable) ☒ The above-listed partnership has no limited partners.

**NAMES AND TITLE OF THE PARTNERS** (enter first name, middle initial, last name, and title, e.g.

**General Partner, Limited Partner, or General and Limited Partner)**

Bell Atlantic Mobile Systems, LLC	General Partner
GTE Wireless Inc.	General Partner
JV PartnerCo LLC	General Partner
PCS Nucleus L.P.	General Partner

(check if applicable) ☒ There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit Attachment to Par. 1(c)" form.

\*\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.



**Special Exception Attachment to Par. 1(c)**

DATE: October 2, 2017  
(enter date affidavit is notarized)

141293a

for Application No. (s): SE 2017-SP-018  
(enter County-assigned application number (s))

**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)

PCS Nucleus, L.P.  
One Verizon Way  
Basking Ridge, NJ 07920

(check if applicable) ☒ The above-listed partnership has no limited partners.

**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,  
**General Partner, Limited Partner, or General and Limited Partner)**

Verizon Holdings LLC  
JV PartnerCo, LLC

(check if applicable) ☐ There is more partnership information and Par. 1(c) is continued further on a  
“Special Exception Attachment to Par. 1(c)” form.

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: October 2, 2017  
(enter date affidavit is notarized)

141293a

for Application No. (s): SE 2017-SP-018  
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

☐ In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land:

☒ Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on the line below.)

NONE

(check if applicable) ☐ There are more interests to be listed and Par. 2 is continued on a "Special Exception Attachment to Par. 2" form.

Application No.(s): SE 2017-SP-018

(county-assigned application number(s), to be entered by County Staff)

Page Five

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: October 2, 2017

(enter date affidavit is notarized)

141293a

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on line below.)

Frank W. Stearns, Esq. of Donohue & Stearns, PLC has contributed in excess of \$100 to Supervisor Pat Herrity.

Frank W. Stearns, Esq. of Donohue & Stearns, PLC has contributed in excess of \$100 to Supervisor John Cook.

- Anthony Velluei, a member of the Board of the Fairfax County Park Authority, has contributed in excess of \$100 to Supervisor John Cook.

**NOTE:** Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) ☒ There are more disclosures to be listed and Par. 3 is continued on a "Special Exception Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE\* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

☐ Applicant

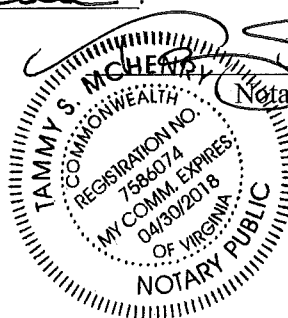
☒ Applicant's Authorized Agent

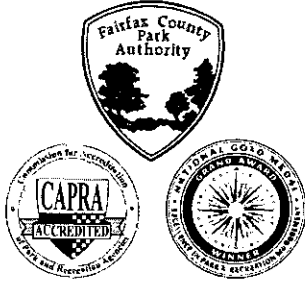
Frank W. Stearns

(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 2<sup>nd</sup> day of October 20 17, in the State/Comm. of Virginia, County/City of Loudoun.

My commission expires: 4/30/18





# FAIRFAX COUNTY PARK AUTHORITY

---

## M E M O R A N D U M

**TO:** Tracy Strunk, Director  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Andrea L. Dorlester, AICP, Manager *ADD*  
Park Planning Branch, PDD

**DATE:** September 20, 2017

**SUBJECT:** SE 2017-SP-018, Cellco Partnership d/b/a Verizon Wireless  
Greenbriar Park, Tax Map Number: 45-3 ((1)) 10

### **BACKGROUND**

The Park Authority staff has reviewed the referenced Special Exception (SE) Plat dated June 23, 2017. The applicant requests approval to construct and operate a telecommunications facility and associated equipment within an R-3 zoning district. The proposed location is Greenbriar Park, which is owned and operated by the Park Authority. The Park Authority has authorized the applicant to file this application.

A 90' monopole and equipment compound are proposed for the northwestern portion of the park, adjacent to an existing athletic field and parking lot. The location abuts an area encumbered by a conservation easement between the Park Authority and the Board of Supervisors (see Deed Book 22601, Page 58 et seq.), which is adjacent to the Rocky Run Stream Valley Park to the north.

### **COMPREHENSIVE PLAN GUIDANCE**

The County Comprehensive Plan includes both general and specific guidance regarding parks and resources. The Policy Plan describes the need to mitigate adverse impacts to park and recreation facilities caused by growth and development; it also offers a variety of ways to offset those impacts, including contributions, land dedication, development of facilities, and others (Parks and Recreation, Objective 6, p.8). Resource protection is addressed in multiple objectives, focusing on protection, preservation, and sustainability of resources (Parks and Recreation Objectives 2 and 5, pp. 5-7).

The Bull Run Planning District recommendations in the Area III Plan describe objectives for developing parks and recreational facilities and the need to balance development with the protection of sensitive ecological resources and water quality. Conservation easements and other land rights acquisition techniques are recommended to achieve these goals. In addition, Plan recommendations address the high demand for athletic fields at parks such as Greenbriar, Ellanor

C. Lawrence, Poplar Tree, and Bull Run Regional Parks (Area III, Bull Run Planning District, Area-Wide Recommendations, Parks and Recreation, pp. 19-21). Within the BR4-Stringfellow Community Planning Sector, there are no specific recommendations for Greenbriar Park; however, the Plan describes the need to protect the Environmental Quality Corridor along the Rocky Run Stream Valley (Area III, Bull Run Planning District, BR4-Stringfellow Community Planning Sector, Parks and Recreation, pp. 66-67).

Finally, text from the Bull Run District chapter of the Great Parks, Great Communities Park Comprehensive Plan echoes recommendations in the Countywide Comprehensive Plan. Specific recommendations speak to the demand for athletic fields at Greenbriar and other area parks, as well as the necessity of protecting the county's water quality and environmental resources.

## **ANALYSIS AND RECOMMENDATIONS**

### **Active Recreation and Facility Impacts:**

The proposed location for the telecommunication facility is adjacent to the park's athletic field complex and associated parking and structures. The presence of the telecommunications facility may indirectly impact park visitors' ability to use said fields. The applicant should ensure that the proposed facility's construction, operation, and maintenance do not conflict with concurrent park uses. This should include scheduling all such work for times when the athletic fields are not in use and in coordination with Park Authority staff. The proposed access to the facility is shown through three existing parking spaces. The applicant should explain how its maintenance crews will access the site during tournaments and other peak usage times when all parking spaces are expected to be used.

The applicant has proposed an on-site generator. The applicant should confirm that the compound layout can accommodate its refueling without disturbing adjacent park land or conflicting with park activities. In addition, the Park Authority will need a copy of the Fire Marshal's approval letter for the generator.

The proposed project may impact utilities in the immediate area. The SE Plat should indicate the locations of the utility alignments for electric and communications lines serving the facility. The Park Authority will not grant easements for underground utilities through the newly-paved parking lot. Underground utility easements will be considered if they are located in the grass area on the north side of the main parking lot.

### **Natural Resources Impact:**

The proposed limits of disturbance (LOD) abut the conservation easement area. The conservation easement was established for the purpose of "conserving and preserving undisturbed the natural vegetation, topography, habitat and other natural features now existing on and across the property. As such, the terms of the easement prohibit (1) use of or improvements within the conservation easement area without the prior written authorization of the Board of Supervisors and (2) clearing, grading, denuding, defacing, or otherwise disturbing the existing vegetation within the conservation easement area without the prior written approval of the Director of the County's Department of Public Works and Environmental Services.



The Park Authority may elect to document the then-current condition of the conservation easement area prior to the Board of Supervisors' consideration of this Special Exception application or the Park Authority's issuance of Notice(s) of Work to the applicant for construction. This report would be made available to all applicable parties, including the applicant. The applicant may be asked to concur with the report's findings in writing.

In the event the applicant's construction, operation, or maintenance of the proposed telecommunications facility results in a violation of the conservation easement, the applicant will be the responsible party for any necessary restitution and/or restoration of the affected area. In order to avoid violating the terms of the conservation easement and minimize potential impacts, staff recommends as much buffer between the conservation easement area and the LOD as possible, as developed in consultation with Park Authority staff. In addition, the applicant should take necessary steps to ensure that its activities do not encroach upon the conservation easement area or impact vegetation within the area. Where avoidance is not possible, additional measures may include root protection, matting, mulching, tree protection fencing, signage, or other management activities as determined in consultation with Park Authority staff.

If any of the adjacent trees within the conservation easement area have critical root zones that overlap the LOD by more than 40 percent, these trees should be identified on the SE Plat and their condition prior to construction noted. If any trees are determined to need removal or pruning as part of the proposed construction, the applicant should consult with Park Authority staff. Any modifications or disturbance within the conservation easement area must be approved of in writing by the Park Authority and Department of Public Works and Environmental Services per the terms of the conservation easement.

Both floodplains and Chesapeake Bay Act Resource Protection Area (RPA) exist on the property. The applicant should show these on the appropriate sheets and modify the plat notes accordingly.

With respect to SE Plat Note #7, the applicant should provide information regarding stormwater management requirements and the satisfaction of said requirements. The note as shown is not sufficient.

In addition, the SE Plat should show the existing and proposed grading to verify the proposed limits of cleaning and grading. The existing grade shows at least a 5-foot elevation difference across the proposed compound that drains toward the conservation easement.

Cultural Resources Impact:

The parcel was subjected to cultural resources review. Telecommunications facilities trigger Section 106 of the National Historic Preservation Act. Accordingly, staff recommends that the applicant consult with the Virginia Department of Historic Resources. Staff advises that the area is developed and has a low probability of containing significant archaeological resources. Accordingly, no additional archaeological work is warranted and local requirements have been satisfied.

Easements or Grading on Park Authority Land:

This project will require certain easements and grading on Park Authority land. As a procedural matter, the applicant must submit a request for a permit and/or easement request. Applications and information are available at <http://www.fairfaxcounty.gov/parks/plandev/easements.htm> or from the Easement Coordinator, Fairfax County Park Authority, Planning and Development Division, 12055 Government Center Parkway, Suite 421, Fairfax, Virginia 22035; main telephone number (703) 324-8741.

**SUMMARY OF RECOMMENDATIONS**

This section summarizes the recommendations included in the preceding analysis section.

- Ensure that the proposed use does not conflict with concurrent recreation and park activities, in coordination with Park Authority staff.
- Provide additional information on how the site will be accessed for maintenance while the parking lot is in use and/or during peak parking times.
- Confirm that the proposed equipment compound can accommodate refueling of the generator without impacting parkland or impacting concurrent park activities.
- Please provide a copy of the Fire Marshal's approval of the proposed generator.
- Modify the SE Plat to include the locations of electric and communications utilities serving the facility. Underground utility easements will be considered if located in the grass area on the north side of the main parking lot.
- The Park Authority may elect to document the then-current conditions within the conservation easement area prior to Special Exception approval and the issuance of Notices of Work. The applicant may be asked to concur with the report's findings.
- In the event the applicant's construction, operation, or maintenance of the proposed telecommunications facility results in a violation of the conservation easement, the applicant will be the responsible party for any necessary restitution and/or restoration of the affected area.
- Ensure that the proposed use does not result in a violation of the conservation easement, in consultation with Park Authority staff.
- Include the floodplains and RPA on the SE Plat and modify the notes accordingly.
- Please update SE Plat Note #7 to include a discussion of the stormwater management requirements.
- Update the SE Plat to show the existing and proposed grading. Staff will need this information to verify the proposed limits of clearing and grading.
- No additional archaeological work is needed to satisfy local requirements; however, the applicant should consult with the Virginia Department of Historic Resources.
- Contact the Park Authority's Easement Coordinator to request the necessary permits and/or easements.

Please note the Park Authority would like to review and comment on any proposed development conditions related to this application. We request that draft and final development conditions be submitted to the assigned reviewer noted below for review and comment prior to completion of the staff report and prior to final Board of Supervisors approval.

FCPA Reviewer: Ryan J. Stewart  
DPZ Coordinator: Jonathan Buono

Copy: Cindy Walsh, Acting Deputy Director/COO  
Liz Crowell, Manager, Archaeology & Collections Branch  
John Stokely, Manager, Natural Resource Protection Branch  
Dan Sutherland, Manager, Grounds Management, Park Operations Division  
Suzie Battista, Planner IV, Park Planning Branch  
Cindy McNeal, Project Coordinator, Real Estate Services Branch  
Jonathan Buono, Staff Coordinator, DPZ  
Chron File  
File Copy



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** August 25, 2017

**TO:** Jonathan Buono, Staff Coordinator  
Department of Planning and Zoning  
Zoning Evaluation Division

**FROM:** Tom French, Urban Forester  
Forest Conservation Branch, DPWES

**SUBJECT:** SE 2017-SP-018; Cellco Partnership d/b/a Verizon Wireless  
Special Exception Application

I have reviewed the above referenced Special Permit application including a Statement of Justification and a Special Permit Plat of the subject property, stamped as received by the Zoning Evaluation Division on May 23, 2017.

The following comments and recommendations are based on a site visit and this review.

**Comment:** The potential exists that trees proposed for preservation and located along the limits of disturbance and adjacent to an existing conservation easement to the north of the proposed facility could be negatively impacted by construction.

**Recommendation:** UFMD recommends implementing tree preservation measures including root pruning in areas where the critical root zones of trees could be disturbed by construction.

**Comment:** Tree protection fencing is not shown or identified along the limits of disturbance adjacent to any trees and vegetation to be preserved.

**Recommendation:** UFMD recommends the installation of tree protection fencing along the limits of disturbance adjacent to any trees and vegetation proposed for preservation.

**Comment:** It appears the proposed project and adjoining property will have dissimilar uses.

**Recommendation:** UFMD recommends the applicant apply for a modification to the Zoning Ordinance, Article 13 transitional screening requirements, for the northern and eastern boundaries.

If further assistance is desired, please contact me at 703-324-1770.

Department of Public Works and Environmental Services  
Urban Forest Management Division  
12055 Government Center Parkway, Suite 518  
Fairfax, Virginia 22035-5503  
Phone 703-324-1770, TTY: 711, Fax: 703-653-9550  
[www.fairfaxcounty.gov/dpwes](http://www.fairfaxcounty.gov/dpwes)





# County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

**DATE:** August 31, 2017

SEP 06 2017

**TO:** Jonathan Bouno, Staff Coordinator  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Prutha Rueangvivatanakij, PE, Senior Engineer III (Stormwater)  
Central Branch, Site Development and Inspections Division  
Land Development Services

PR  
9-5-2017

**SUBJECT:** Zoning Application No.: SE 2017-SP-018  
Cellco Partnership d/b/a Verizon Wireless  
Special Exception application, dated August 16, 2017  
LDS Project No.: 3230-ZONA-001-1  
Tax Map No.: 045-3-01-0010; Springfield District

The subject application has been reviewed and the following stormwater management comments are offered at this time:

## **Chesapeake Bay Preservation Ordinance (CBPO)**

There is no County-mapped Resource Protection Area (RPA) located on the project site. The RPA limit is located on the property, approximately 140 feet away from the site.

## **Floodplains**

There are no regulated floodplains located on the project site. These regulated floodplains are located on the property approximately 140 feet away the site.

## **Downstream Drainage Complaints**

There are no significant, contemporary downstream drainage complaints on file.

## **Water Quality**

Based on the site plan, dated July 6<sup>th</sup>, 2017, the proposed site disturbance area appears to be less than 2,500 square feet. Therefore, water quality controls are not required for this project (SWMO 124-1-7). However, the limit of clearing and grading must include access area to the site.

Also note for the final design/site plan stage the following components of a land disturbance area: proposed limits of disturbance include all proposed facilities, installations, and improvements; adequate work areas around these facilities, installations, and improvements (10' minimum work width around facility/installation/improvement perimeters [per LTI 09-05]); adequate ingress/egress (widths [10' minimum] and lengths) from public R/W to the work areas,





and between work areas; adequate areas for construction staging and for temporary materials storage and transport; adequate areas for construction equipment storage and for construction-related vehicle parking; and adequate areas for all project Pollution Prevention Plan facilities.

**Water Quantity - Detention**

The proposed site disturbance area appears to be less than 2,500 square feet. Water quantity controls for stormwater detention are not required for this project (SWMO 124-1-7).

**Water Quantity - Outfalls**

The proposed site disturbance area appears to be less than 2,500 square feet. Water quantity controls for outfall analysis are not required for this project (SWMO 124-1-7). However, the outfall analysis may require under a separate Ordinance, such as Erosion and Sediment Control Ordinance, Chapter 104.

**Stormwater Planning Comments**

This site is located in the Upper Big Rocky Run Watershed. There are no future County watershed improvement projects planned along the downstream receiving water within the limits of the site outfall analyses. Please also refer to any other specific comments provided directly from the Stormwater Planning.

**Dam Breach**

The property is not located within a dam breach inundation zone.

Please contact me at 703-324-1720 or [Prutha.Rueangvivatanakij@fairfaxcounty.gov](mailto:Prutha.Rueangvivatanakij@fairfaxcounty.gov), if you have any questions or require additional information.

PR/

cc: Don Demetrius, Chief, Watershed Projects Evaluation Branch, SPD, Department of Public Works and Environmental Services (DPWES)  
Shannon Curtis, Chief, Watershed Assessment Branch, SPD, DPWES  
Durga Kharel, Chief, Central Branch, SDID, LDS  
Zoning Application File

**9-006 General Standards**

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such uses shall satisfy the following general standards:

1. The proposed use at the specific location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size, and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Sign shall be regulated by the provisions of Article 12; however, the Board may impose strict requirements for a given use than those set forth in this Ordinance.

#### **9-104 Standards for all Category 1 Uses**

In addition to the general standards set forth in Sect. 006 above, all Category 1 special exception uses shall satisfy the following standards:

1. Category 1 special exception uses shall not have to comply with the lot size requirements or the bulk regulations set forth for the zoning district in which located.
2. No land or building in any district other than the I-5 and I-6 District shall be used for the storage of materials or equipment, or for the repair or servicing of vehicles or equipment, or for the parking of vehicles except those needed by employees connected with the operation of the immediate facility.
3. If the proposed location of a Category 1 uses is in an R district, there shall be a finding that there is no alternative site available for such use in a C or I district within 500 feet of the proposed location; except that in the case of electric transformer stations and telecommunication central offices, there shall be a finding that there is no alternative site available in a C or I district within a distance of one (1) mile, unless there is a substantial showing that it is impossible for satisfactory service to be rendered from an available location in such C or I district.
4. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans.

## **9-105 Additional Standards for Mobile and Land Based Telecommunication Facilities**

1. Except for antennas completely enclosed within a structure, all antennas and their supporting mounts shall be of a material or color that closely matches and blends with the structure on which it is mounted.
2. Except for a flag mounted on a flagpole as permitted under the provisions of Par. 2 of Sect. 12-203, no commercial advertising or signs shall be allowed on any monopole, tower, antenna, antenna support structure, or related equipment cabinet or structure.
3. If any additions, changes or modifications are to be made to monopoles or towers, the Director shall have the authority to require proof, through the submission of engineering and structural data, that the addition, change, or modifications conforms to structural wind load and all other requirements of the Virginia Uniform Statewide Building Code.
4. No signals, lights or illumination shall be permitted on an antenna unless required by the Federal Communications Commission, the Federal Aviation Administration or the County, provided, however, that on all antenna structures which exceed 100 feet in height, a steady red marker shall be installed and operated at all times, unless the Zoning Administrator waives the red marker light requirement upon a determination by the Police Department that such marker light is not necessary for flight safety requirements for police and emergency helicopter operations. All such lights shall be shielded to prevent the downward transmission of light.
5. All antennas and related equipment cabinets of structures shall be removed within 120 days after such antennas or related equipment cabinets or structures are no longer in use.

## **MOBILE AND LAND-BASED TELECOMMUNICATION SERVICES**

Mobile and land-based telecommunication services provide for the wireless transmission of voice and data and include cellular and personal communications services (PCS), paging and wireless Internet services and mobile radio communication. These services operate from wireless networks that depend on antenna devices and related equipment to transmit from a sender to one or more receivers. Such services are viewed as public utility service providers that benefit the community and its economic growth and vitality.

A **telecommunications facility** is defined as a facility, site, or location that contains one (1) or more antenna, telecommunications towers or monopoles, a distributed antenna system (DAS), micro-cell or other miniaturization technology, alternative support structures, satellite dish antennas, other similar communication devices, and related equipment and site improvements used for transmitting, receiving, or relaying telecommunications signals.

The objectives and policies set forth in this section provide guidance on siting and design issues used in evaluating land use applications. They should not be interpreted as superseding or amending any requirements of the Zoning Ordinance or other applicable local, state and federal laws pertaining to these issues.

The 1996 Telecommunications Act, implemented by the Federal Communications Commission (FCC), and the federal courts defers to state and local governments (subject to certain exceptions) with respect to the placement, construction, and modification of facilities used to provide cellular, broadband, and other personal wireless services. State and local governments may not regulate these facilities based on the potential health or environmental effects of radio frequency (RF) emissions, to the extent that the facilities comply with established FCC regulations. Information on the FCC regulations is available for review on their Website.

## **GENERAL GUIDELINES**

**Objective 42:** In order to provide for the mobile and land-based telecommunication network for wireless telecommunication systems licensed by the Federal Communications Commission, and to achieve opportunities for the co-location of related facilities and the reduction or elimination of their visual impact, locate the network's necessary support facilities which include any antennas, support structures and equipment buildings or equipment boxes in accordance with the following policies.

Policy a. Avoid the construction of new structures by locating proposed telecommunication facilities on available existing structures such as rooftops, telecommunication and broadcast support structures, electrical utility poles and towers, and water storage facilities when the telecommunication facilities can be



placed inconspicuously to blend with such existing structures. (See Figures 8, 9, 10.)

- Policy b. When existing structures are not available for co-location, or co-location is not appropriate because of adverse visual impacts or service needs, locate new structures that are required to support telecommunication antennas on properties that provide the greatest opportunity to conceal the telecommunication facilities and minimize their visual impact on surrounding areas.
- Policy c. When new structures or co-locations are required to serve residential neighborhoods, consider minimizing visual impacts on the surrounding area by utilizing camouflage structure design and/or micro-cell technologies or similar miniaturization technologies, such as distributed antenna systems (DAS), if feasible.
- Policy d. When multiple sites provide similar or equal opportunity to minimize impacts, public lands shall be the preferred location.
- Policy e. Locate mobile and land-based telecommunication facilities on public property only after a lease agreement between the county, or related board or authority, and the service provider has been established.
- Policy f. Ensure that the use of public property by mobile and land-based telecommunication facilities does not interfere with the existing or planned operational requirements of the public use and complies with adopted policies and plans to protect natural resources.
- Policy g. Co-locate mobile and land-based telecommunication facilities operated by different service providers on single sites and/or structures whenever appropriate. Locate single-use structures on a property only when a co-location structure for multiple service providers is not desirable or feasible due to technological differences, site limitations or visual impact concerns.
- Policy h. Ensure that the height of the proposed telecommunication facility is no greater than necessary to allow for co-location on the telecommunication facility based on its service area requirements while still mitigating the visual impact of the facility.
- Policy i. When new structures, co-locations and/or technologies (such as distributed antenna systems, micro-cell technology or miniaturization technology) are necessary to meet the service area requirements for the residential neighborhood(s), ensure that the height and mass of any appropriate co-location on the telecommunication facility is in character with the surrounding residential area and mitigates the visual impact of the facility on the surrounding residential area.
- Policy j. Design, site and/or landscape proposed telecommunication facilities to minimize impacts on the character of the property and surrounding areas. Demonstrate the appropriateness of the design through facility schematics and plans which detail the type, location, height, and material of the proposed structures and their relationship to other structures on the property and surrounding areas.

- Policy k. Demonstrate that the selected site for a new telecommunication facility provides the least visual impact on residential areas and the public way, as compared with alternate sites. Analyze the potential impacts from other vantage points in the area, especially from residential properties, to show how the selected site provides the best opportunity to minimize its visual impact on the area and on properties near the proposed site.
- Policy l. A key concept in assessing telecommunication facilities is mitigation which is defined as actions taken to reduce or eliminate negative visual impacts. Mitigate the visual impact of proposed telecommunication facilities and their equipment, by using effective design options appropriate to the site such as:
- Design, site and/or landscape the proposed facility to minimize impacts on the character of the area;
  - Locate proposed telecommunication facilities near or within areas of mature vegetation and trees that effectively screen or provide an appropriate setting for the proposed structure provided such location does not adversely impact sensitive resources or cause fragmentation of forested communities. When viewed in context, consider perspective views, relative topography and other factors, to mitigate the visual presence and prominence of the structure;
  - Blend proposed telecommunication facilities with an existing pattern of tall structures;
  - Obscure or block the views of proposed telecommunication facilities with other existing structures, vegetation, tree cover, or topographic features to the maximum extent feasible; and
  - Replace existing telecommunication facilities with taller structures or extend their overall height to reduce the need for another structure when such height increases or structure replacements are visually appropriate to the site, including the surrounding area and are consistent with the type, style and pattern of the existing structure.
- Policy m. Locate proposed telecommunication facilities to ensure the protection of historically significant landscapes and cultural resources. The views of and vistas from architecturally and/or historically significant structures should not be impaired or diminished by the placement of telecommunication facilities.
- Policy n. Site proposed telecommunication facilities to avoid areas of environmental sensitivity, such as steep slopes, floodplains, wetlands, environmental quality corridors, and resource protection areas.
- Policy o. Site proposed telecommunication facilities to allow for future expansion and with corresponding levels of screening to accommodate expansion.
- Policy p. Design and site proposed telecommunication facilities to preserve areas necessary for future right-of-way dedication and ancillary easements for construction of road improvements.

- Policy q. Locate and construct antennas used for purposes other than mobile and land-based telecommunication services in accordance with the same guidelines established in this “Mobile and Land-Based Telecommunications Services” section.

**Objective 43: Design proposed telecommunication facilities to mitigate their visual presence and prominence, particularly when located in residential areas, by concealing their intended purpose in a way that is consistent with the character of the surrounding area. (See Figures 11 and 12.)**

- Policy a. Disguise or camouflage the appearance of proposed telecommunication facilities to resemble other man-made structures and natural features (such as flagpoles, bell towers, and trees) that are typically found in a similar context and belong to the setting where placed.
- Policy b. Design proposed telecommunication facilities that are disguised and camouflaged to be of a bulk, mass and height typical of and similar to the feature selected.
- Policy c. Use other new and existing structures and vegetation of comparable form and style to establish a grouping that complements a camouflaged telecommunication facility and supports its design, location and appearance.

Code of Virginia

Title 15.2. Counties, Cities and Towns

Chapter 22. Planning, Subdivision of Land and Zoning

## § 15.2-2232. Legal status of plan

A. Whenever a local planning commission recommends a comprehensive plan or part thereof for the locality and such plan has been approved and adopted by the governing body, it shall control the general or approximate location, character and extent of each feature shown on the plan. Thereafter, unless a feature is already shown on the adopted master plan or part thereof or is deemed so under subsection D, no street or connection to an existing street, park or other public area, public building or public structure, public utility facility or public service corporation facility other than a railroad facility or an underground natural gas or underground electric distribution facility of a public utility as defined in subdivision (b) of § 56-265.1 within its certificated service territory, whether publicly or privately owned, shall be constructed, established or authorized, unless and until the general location or approximate location, character, and extent thereof has been submitted to and approved by the commission as being substantially in accord with the adopted comprehensive plan or part thereof. In connection with any such determination, the commission may, and at the direction of the governing body shall, hold a public hearing, after notice as required by § 15.2-2204. Following the adoption of the Statewide Transportation Plan by the Commonwealth Transportation Board pursuant to § 33.2-353 and written notification to the affected local governments, each local government through which one or more of the designated corridors of statewide significance traverses, shall, at a minimum, note such corridor or corridors on the transportation plan map included in its comprehensive plan for information purposes at the next regular update of the transportation plan map. Prior to the next regular update of the transportation plan map, the local government shall acknowledge the existence of corridors of statewide significance within its boundaries.

B. The commission shall communicate its findings to the governing body, indicating its approval or disapproval with written reasons therefor. The governing body may overrule the action of the commission by a vote of a majority of its membership. Failure of the commission to act within 60 days of a submission, unless the time is extended by the governing body, shall be deemed approval. The owner or owners or their agents may appeal the decision of the commission to the governing body within 10 days after the decision of the commission. The appeal shall be by written petition to the governing body setting forth the reasons for the appeal. The appeal shall be heard and determined within 60 days from its filing. A majority vote of the governing body shall overrule the commission.

C. Widening, narrowing, extension, enlargement, vacation or change of use of streets or public areas shall likewise be submitted for approval, but paving, repair, reconstruction, improvement, drainage or similar work and normal service extensions of public utilities or public service corporations shall not require approval unless such work involves a change in location or extent of a street or public area.

D. Any public area, facility or use as set forth in subsection A which is identified within, but not the entire subject of, a submission under either § 15.2-2258 for subdivision or subdivision A 8 of § 15.2-2286 for development or both may be deemed a feature already shown on the adopted master plan, and, therefore, excepted from the requirement for submittal to and approval by the commission or the governing body; provided, that the governing body has by ordinance or

resolution defined standards governing the construction, establishment or authorization of such public area, facility or use or has approved it through acceptance of a proffer made pursuant to § 15.2-2303.

E. Approval and funding of a public telecommunications facility on or before July 1, 2012, by the Virginia Public Broadcasting Board pursuant to Article 12 (§ 2.2-2426 et seq.) of Chapter 24 of Title 2.2 or after July 1, 2012, by the Board of Education pursuant to § 22.1-20.1 shall be deemed to satisfy the requirements of this section and local zoning ordinances with respect to such facility with the exception of television and radio towers and structures not necessary to house electronic apparatus. The exemption provided for in this subsection shall not apply to facilities existing or approved by the Virginia Public Telecommunications Board prior to July 1, 1990. The Board of Education shall notify the governing body of the locality in advance of any meeting where approval of any such facility shall be acted upon.

F. On any application for a telecommunications facility, the commission's decision shall comply with the requirements of the Federal Telecommunications Act of 1996. Failure of the commission to act on any such application for a telecommunications facility under subsection A submitted on or after July 1, 1998, within 90 days of such submission shall be deemed approval of the application by the commission unless the governing body has authorized an extension of time for consideration or the applicant has agreed to an extension of time. The governing body may extend the time required for action by the local commission by no more than 60 additional days. If the commission has not acted on the application by the end of the extension, or by the end of such longer period as may be agreed to by the applicant, the application is deemed approved by the commission.

G. A proposed telecommunications tower or a facility constructed by an entity organized pursuant to Chapter 9.1 (§ 56-231.15 et seq.) of Title 56 shall be deemed to be substantially in accord with the comprehensive plan and commission approval shall not be required if the proposed telecommunications tower or facility is located in a zoning district that allows such telecommunications towers or facilities by right.

Code 1950, §§ 15-909, 15-923, 15-964.10; 1958, c. 389; 1960, c. 567; 1962, c. 407, § 15.1-456; 1964, c. 528; 1966, c. 596; 1968, c. 290; 1975, c. 641; 1976, c. 291; 1978, c. 584; 1982, c. 39; 1987, c. 312; 1989, c. 532; 1990, c. 633; 1997, cc. 587, 858; 1998, c. 683; 2007, c. 801; 2009, cc. 670, 690; 2012, cc. 803, 835; 2016, c. 613.



## GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan, or Public Facilities Manual for additional information.

**ABANDONMENT:** Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

**ACCESSORY DWELLING UNIT (OR APARTMENT):** A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

**AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT:** Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

**AGRICULTURAL AND FORESTAL DISTRICTS:** A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

**BARRIER:** A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

**BEST MANAGEMENT PRACTICES (BMPs):** Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

**BUFFER:** Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

**CHESAPEAKE BAY PRESERVATION ORDINANCE:** Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

**CLUSTER DEVELOPMENT:** Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

**COUNTY 2232 REVIEW PROCESS:** A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

**dBA:** The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

**DENSITY:** Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

**DENSITY BONUS:** An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

**DEVELOPMENT CONDITIONS:** Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

**DEVELOPMENT PLAN:** A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A GENERALIZED DEVELOPMENT PLAN (GDP) is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A CONCEPTUAL DEVELOPMENT PLAN (CDP) is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A FINAL DEVELOPMENT PLAN (FDP) is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

**EASEMENT:** A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

**ENVIRONMENTAL QUALITY CORRIDORS (EQCs):** An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

**ERODIBLE SOILS:** Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

**FLOODPLAIN:** Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

**FLOOR AREA RATIO (FAR):** An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

**FUNCTIONAL CLASSIFICATION:** A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

**GEOTECHNICAL REVIEW:** An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

**HYDROCARBON RUNOFF:** Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

**IMPERVIOUS SURFACE:** Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

**INFILL:** Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

**INTENSITY:** The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

**Ldn:** Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

**LEVEL OF SERVICE (LOS):** An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

**MARINE CLAY SOILS:** Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

**OPEN SPACE:** That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

**OPEN SPACE EASEMENT:** An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

**P DISTRICT:** A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

**PROFFER:** A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

**PUBLIC FACILITIES MANUAL (PFM):** A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

**RESOURCE MANAGEMENT AREA (RMA):** That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**RESOURCE PROTECTION AREA (RPA):** That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**SITE PLAN:** A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

**SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP):** Uses, which by their nature, can have an undue impact upon

or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

**STORMWATER MANAGEMENT:** Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

**SUBDIVISION PLAT:** The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

**TRANSPORTATION DEMAND MANAGEMENT (TDM):** Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

**TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS:** This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

**URBAN DESIGN:** An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

**VACATION:** Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

**VARIANCE:** An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

**WETLANDS:** Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

**TIDAL WETLANDS:** Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

### Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		